

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 2

PREPARED BY:

MAURY HOLMES

BLOCK 677

	NAME	LAND	IMPS.	TOTAL
-1	Thomas Spilios	\$ 13,500	\$ 12,000	\$ 25,500 ✓
-2	Rosa Moore	11,500	10,500	22,000 ✓
-5	Maude Esther White	30,000	130,000	160,000 ✓
-6	Wilhelm Hattick	14,000	8,000	22,000 ✓
-7	Peter Obad	9,000	10,000	19,000 ✓
-8	Jules Haywood	9,000	10,000	19,000 ✓
-9,-10	Marian Johnson	18,000	36,500	54,500 ✓
-12	Marian Johnson	22,700	-	22,700 ✓
-13	Katherine Chan	17,500	1,500	19,000 ✓
-14	James Burgess	19,000	2,000	21,000 ✓
-15	Marian Johnson	17,500	37,500	55,000 ✓
-16	Euradel Parker	19,100	2,000	21,100 ✓
-17,-18	Erwin Fulda et ux	28,500	15,500	44,000 ✓
-19	Edward S. Rifkind	43,000	62,000	105,000 ✓
-20	Albert Anderson	13,000	14,000	27,000 ✓
-21	Jose E. Cencena et ux	13,000	14,000	27,000 ✓
-22	Marian Johnson	13,000	17,000	30,000 ✓
-23	Guong Yook Tong	28,000	34,000	62,000 ✓
-25	Otis Powell et ux	11,500	7,000	18,500 ✓
-26	Gustave A. Reising	11,500	6,000	17,500 ✓
-27	T.H. Segall	17,500	5,500	23,000 ✓
-28,-29	Jewel Estell	37,000	10,500	47,500 ✓
-30	Donald F. Flynn	19,500	4,500	24,000 ✓
-31	S.R. Vance	17,500	6,000	23,500 ✓
-32	Brack Beasley	19,500	4,500	24,000 ✓
-32A	Ben Candler	10,000	10,000	20,000 ✓
-33	Calif.Pac.Title Ins.Co.	8,500	5,500	14,000 ✓
-34	Clair Quinnine	8,500	5,500	14,000 ✓
-35	Calif.Pac.Title Ins.Co.	8,500	5,500	14,000 ✓

BLOCK 677 - Cont.

	NAME	LAND	IMPS.	TOTAL
-36	J.H. Moeller	\$ 6,000	\$ 5,000	\$ 11,000 ✓
-37	Horace Wm Moore	6,000	5,000	11,000 ✓
-39	Johnnie Johnson	6,000	5,000	11,000 ✓
-40	Epimaco Mansueto et ux	6,000	5,000	11,000 ✓
-41	Robert Burton Olson	6,000	5,000	11,000 ✓
-42	Bruno Belli	6,000	5,000	11,000 ✓
-43	Son Collins et ux	8,000	3,000	11,000 ✓
-44	Angel Bugaran	<u>8,000</u>	<u>3,000</u>	<u>11,000</u>
		\$560,800	\$523,000	\$1,083,800



APPRAISAL

7-1

OWNER: Thomas Spiliotis
PROPERTY ADDRESS: 2101 Bush Street

PARCEL NO. 677-1
DATE ACQ: 4-23-25

OWNER'S ADDRESS: 2101 Bush Street

IRS: \$6.00
CONSID: NS
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Com. & Apt.

ASSESSED VALUE: Land \$ 1,700.00
Imps. 1,400.00
\$ 3,100.00

TAXES: \$ 257.62

LAND: DIMENSION 31 x 75 = 2,325 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

1 and 2 st. fr. str. with 3 garages, 2 stores and 1-6 rm. flat.

SUMMATION APPROACH:

Rounded to

Land	2,325 s.f. @ \$5.81±	\$ 13,500
Improvements		
Main - 3,917 s.f. @ \$2.50	\$9,793	
Garage 775 s.f. @ 1.00	775	
		10,568
		24,068

\$24,100

MARKET COMPARISON:

Sales Most Comparable	654-3; 684-22; 678-8		
2,325	s.f. @ \$ 11.00	\$ 25,575	25,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	42		50
Store	Owner		100
Apt.	"		80
3 garages	?		45
			275 x 96
			26,400

LAND	\$ 13,500
IMPROVEMENTS	12,000

MARKET VALUE OF PROPERTY \$ 25,500

WEBSTER STREET

#1785

31'

1 story

75'

2 story

#2101

BUSH STREET



APPRAISAL

17-32

OWNER: Rosa Moore
PROPERTY ADDRESS: 1721-25 Webster Street

PARCEL NO. 677-2
DATE ACQ: 2-8-51

OWNER'S ADDRESS: 1723 Webster Street

IRS: \$17.05
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,000.00
Imps. 2,000.00
\$ 3,000.00

TAXES: \$ 249.30

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

3 st. fr. and stucco str. with 1-3 rm. and 2-5 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.60±	\$ 11,500	
Improvements			
Main 2,886 s.f. @ \$3.00	\$8,658		
Storage	300		
		8,958	
		20,458	\$20,500

MARKET COMPARISON:

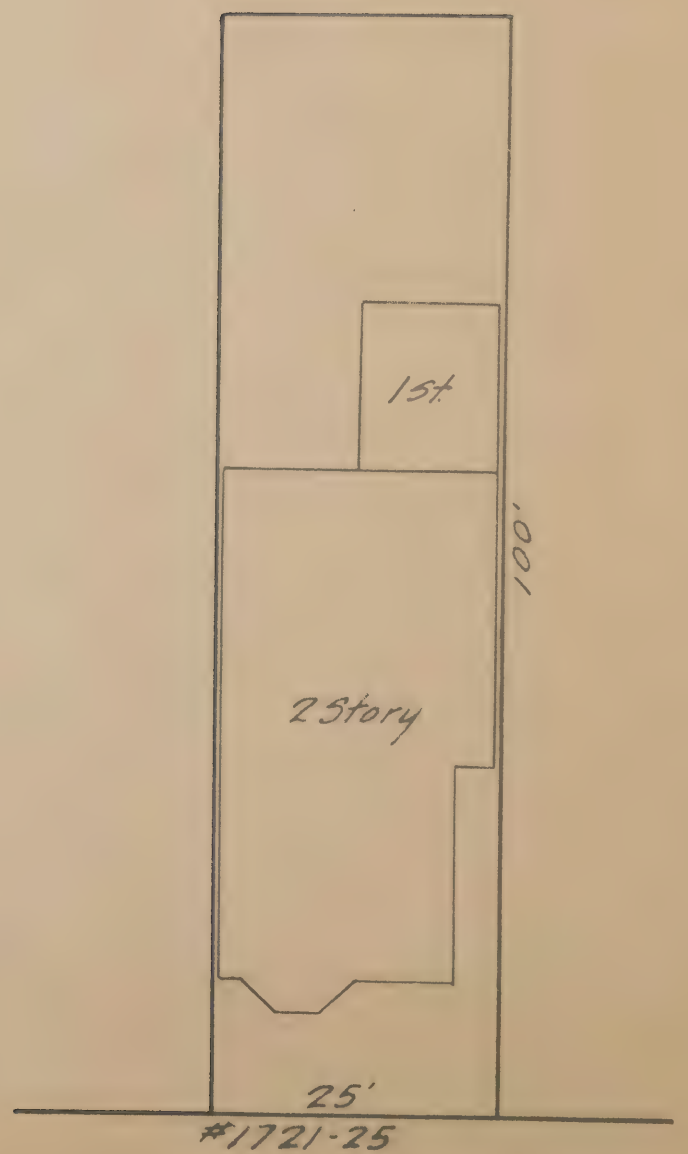
Sales Most Comparable	687-25; 679-8; 660-37		
2,500 s.f. @ \$ 9.50	\$ 23,750	23,800	

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	75		75	
1-5 rm. Owner			90	
1-5 rm.	90		90	
			255 x 90 =	
			22,950	23,000

LAND	\$ 11,500
IMPROVEMENTS	10,500

MARKET VALUE OF PROPERTY \$ 22,000



WEBSTER STREET



APPRAISAL

OWNER: Maude Esther White
PROPERTY ADDRESS: 1715 Webster Street

PARCEL NO. 677-4, -5
DATE ACQ: 1-6-60

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: Family
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,200.00
Imps. 17,500.00
\$ 20,700.00

TAXES: \$ 1,720.18

LAND: DIMENSION 66.66 x 100 (both) = 6,666 s.f.

IMPROVEMENTS: Condition Good Effective Age 25 ±

3 st. fr. and stucco apt. hse. containing 15-3 rm., 5-4 rm. and 1-2 rm. apts. Most of the units have been refurbished and the remaining ones were being worked upon.

SUMMATION APPROACH:

Rounded to

Land	6,666 s.f. @ \$4.50+	\$ 30,000	
Improvements	15,912 s.f. @ 9.00	143,208	
		173,208	\$173,200

MARKET COMPARISON:

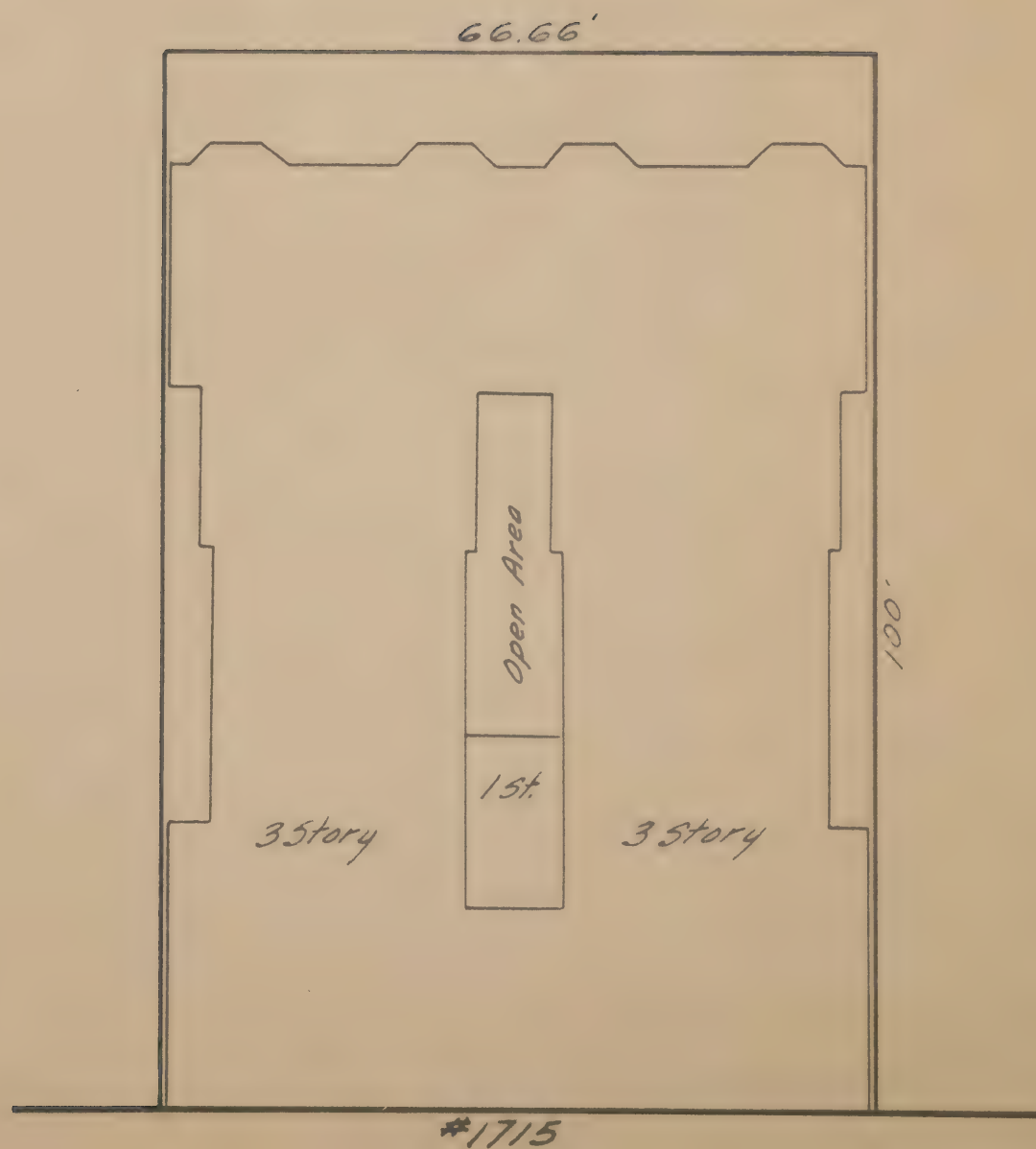
Sales Most Comparable 673-5; 683-32; 651-3D
6,666 s.f. @ \$ 23.00 \$ 153,318 153,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-2 rm.		50	50
15-3 rm.		75	1,125
5-4 rm. 1 owner		90	450
reported \$1,500			1,625 x 96
			156,000

LAND \$ 30,000
IMPROVEMENTS 130,000

MARKET VALUE OF PROPERTY \$ 160,000





APPRAISAL

7-28

OWNER: Wilhelm Hattich
PROPERTY ADDRESS: 1900 Sutter Street

PARCEL NO. 677-6
DATE ACQ: 2-15-37

OWNER'S ADDRESS: 162 So. Highland, Los Angeles

IRS:
CONSID: NS
BEST USE: Same

ZONING: R-4

PRESENT USE: Store & flat

ASSESSED VALUE: Land \$ 2,990.00
Imps. 1,400.00
\$ 4,390.00

TAXES: \$ 364.80

LAND: DIMENSION 32 x 75 = 2,400

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

2 st. fr. str. with grocery on main flr. and 6-rm. flat above.

SUMMATION APPROACH:

Rounded to

Land 2,400 s.f. @ \$5.83+ \$ 14,000
Improvements

Store & stg. 1,552 s.f. @ \$2.50 \$3,880
Flat 1,462 s.f. @ 3.00 4,386

8,266
22,266

\$22,300

MARKET COMPARISON:

Sales Most Comparable 654-3; 684-22; 678-8
2,400 s.f. @ \$ 9.75

\$

23,400

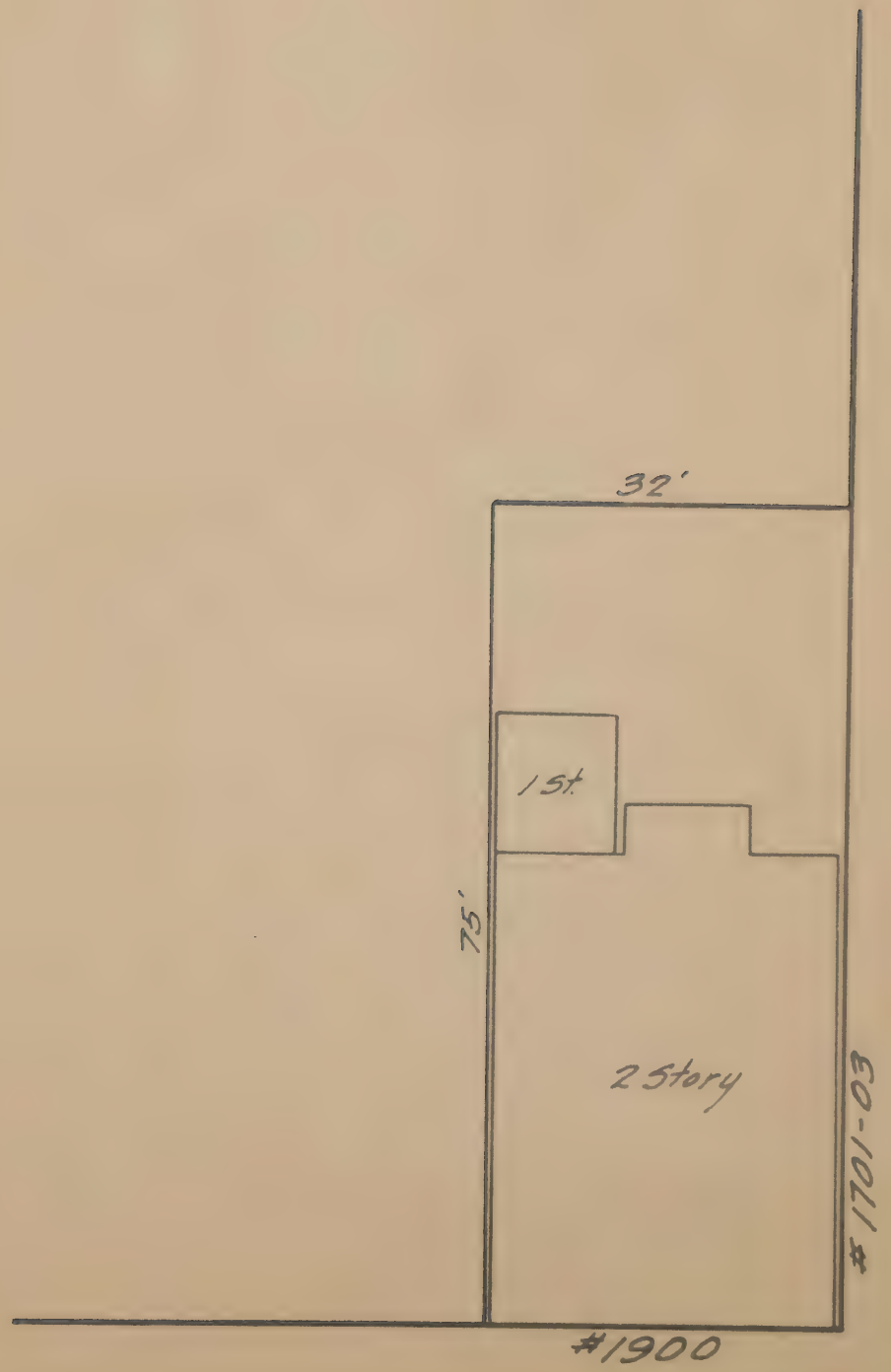
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store (Lease) 100			125
Flat 70			80
			205 x 100

20,500

LAND \$ 14,000
IMPROVEMENTS 8,000

MARKET VALUE OF PROPERTY \$ 22,000



SUTTER STREET

WEBSTER STREET



APPRAISAL

7-27

OWNER: Peter Obad
PROPERTY ADDRESS: 1908-10 Sutter Street

PARCEL NO. 677-7
DATE ACQ: 3-8-61

OWNER'S ADDRESS: 583 Eddy Street

IRS: \$18.70
CONSID: \$18,500
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Res. & Com .

ASSESSED VALUE: Land \$ 1,620.00
Imps. 850.00
\$ 2,470.00

TAXES: \$ 205.26

LAND: DIMENSION 24 x 75 = 1,800

s. f.

IMPROVEMENTS: Condition Fair-poor

Effective Age 60

2 st. fr. res. with commercial space added to the front of a high basement.

SUMMATION APPROACH:

Rounded to

Land	1,800 s.f. @ \$5.00	\$ 9,000
Improvements		
Residence	1,648 s.f. @ \$3.25	\$5,356
Clubroom	621 s.f. @ 4.50	<u>2,795</u>
		8,151
		<u>17,151</u>

\$17,200

MARKET COMPARISON:

Sales Most Comparable 678-8; 683-12; 654-3
1,800 s.f. @ \$ 10.50

\$

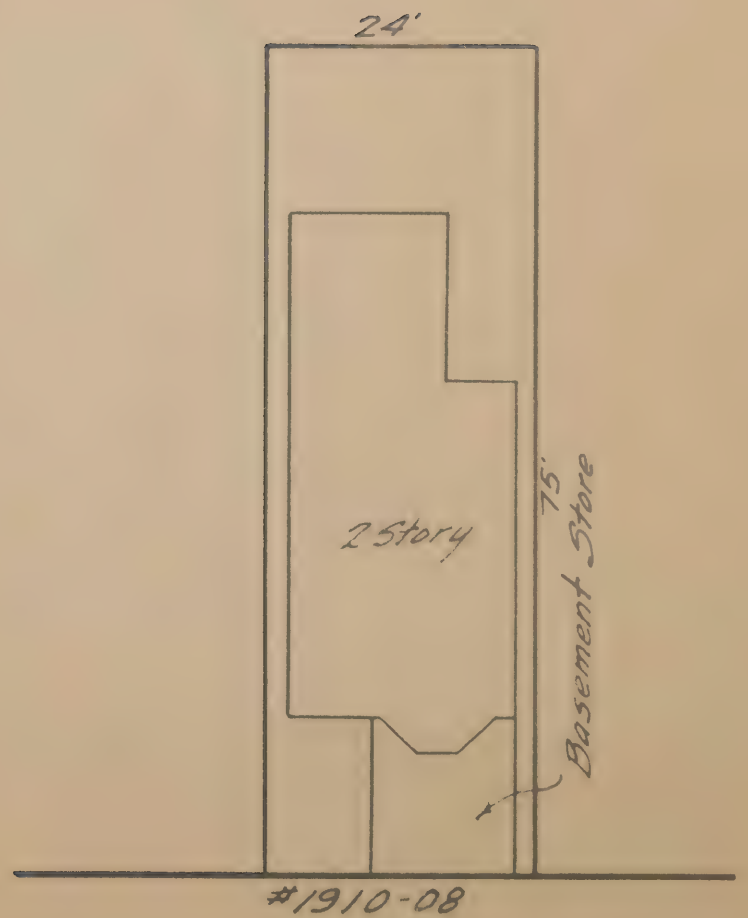
18,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Res.	73		80
Club	110		120
			<u>200</u> x 96
			19,200

LAND	\$ 9,000
IMPROVEMENTS	<u>10,000</u>

MARKET VALUE OF PROPERTY \$ 19,000



SUTTER STREET



APPRAISAL

OWNER: Jules Haywood
PROPERTY ADDRESS: 1914 Sutter Street

PARCEL NO. 677-8
DATE ACQ: 3-10-58

OWNER'S ADDRESS: 1914 Sutter Street

IRS: \$1.10
CONSID: NS
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,620.00
Imps. 1,200.00
\$ 2,820.00

TAXES: \$ 234.34

LAND: DIMENSION 24 x 75 = 1,800

s.f.

IMPROVEMENTS: Condition Good

Effective Age 30

High basement, 2 st. fr. and stucco str. with garages in basement. 2 apts. (1-2 rm., 1-3 rm.) on the 1st flr. and 1-4 rm. apt. on 2nd.

SUMMATION APPROACH:

Rounded to

Land	1,800 s.f. @ \$5.00	\$ 9,000
Improvements	2,530 s.f. @ 3.75	\$9,488
Garage		500
		<u>9,988</u>
		18,988

\$19,000

MARKET COMPARISON:

Sales Most Comparable 687-25; 681-10
1,800 s.f. @ \$ 10.50

\$

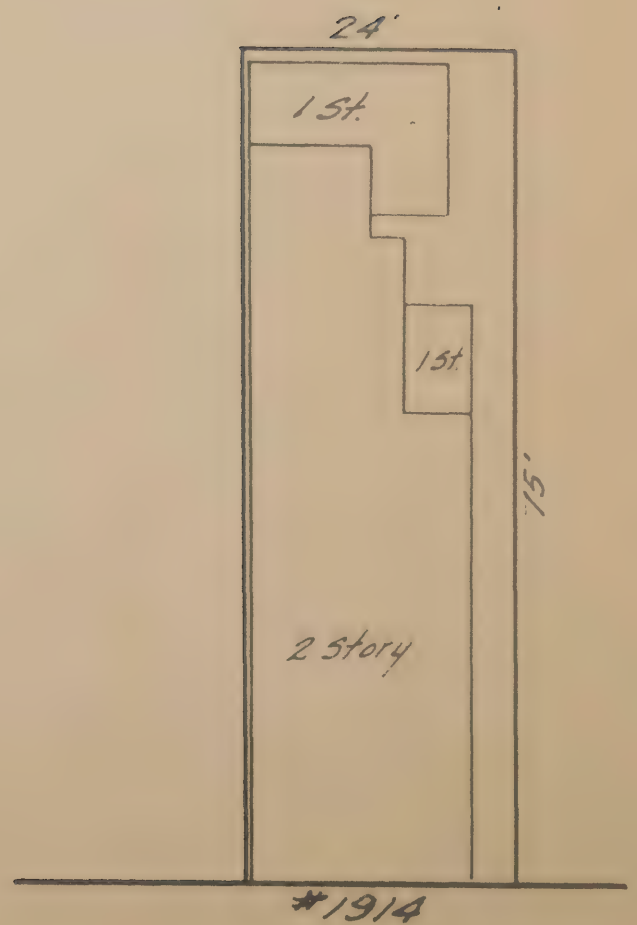
18,900

INCOME APPROACH:

	Units	Actual	Fair	Total Monthly	
Garage		\$	\$	\$	
1-2 rm.	65			15	
1-3 rm.	75			65	
1-4 rm.	100			75	
				100	
				<u>255</u> x 120	
					18,600

LAND \$ 9,000
IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 19,000



SUTTER STREET





APPRAISAL

OWNER: Marian Johnson et al
 PROPERTY ADDRESS: 1920 Sutter Street (9)
 1928-30 Sutter St. (10)
 OWNER'S ADDRESS: 1840 Fillmore

PARCEL NO. 677-9,-10
 DATE ACQ: 6-1-49 &
 5-7-46
 IRS: No
 CONSID: NS
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: Apts. & Com.

ASSESSED VALUE: Land \$ 3,240.00
 Imps. 14,200.00
 \$ 17,440.00

TAXES: \$ 649.26

LAND: DIMENSION 24 x 75 (9)
 24 x 75 (10) = 3,600

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

(9) 3 st. fr. str. with stucco front, 6-3 rm. apts. and 1 car gar.
 (10) 3 st. fr. str. with stucco front, a beauty shop on the
 ground flr., 2-2 rm., 2-3 rm. and 2-4 rm. apts. on the
 upper flrs.

SUMMATION APPROACH:

Rounded to

Land 3,600 s.f. @ \$5.00 \$ 18,000

Improvements

(9) 3,348 s.f. @ \$5.00 \$16,740

(10) 3,372 s.f. @ 5.50 18,546

35,286

53,286

\$53,300

MARKET COMPARISON:

Sales Most Comparable 659-1; 683-12,-13
 3,600 s.f. @ \$ 15.00

\$

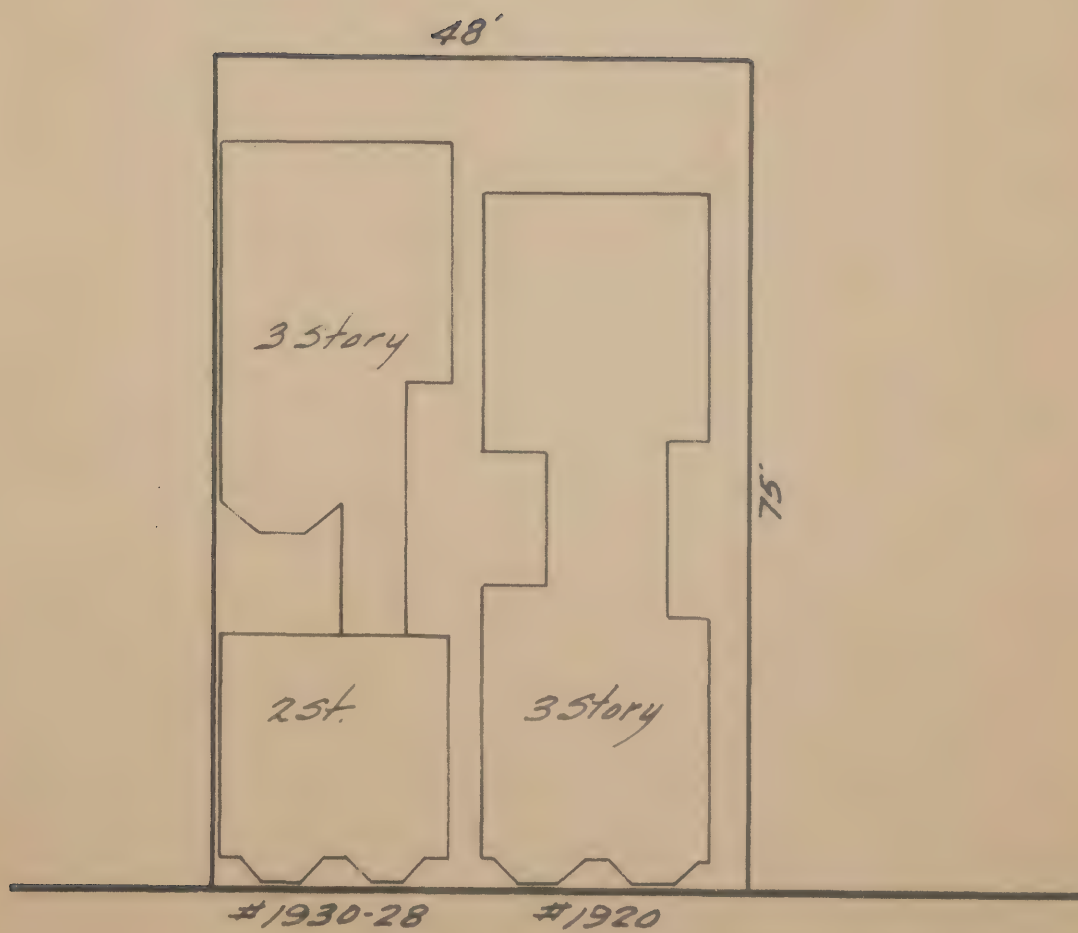
54,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	100		100	
1-2 rm.	50		50	
1-2 rm.	65		65	
8-3 rm.	75		600	
2-4 rm.	85		170	
Garage	15		15	
			1,000 x 55	55,000

LAND \$ 18,000
 IMPROVEMENTS 36,500

MARKET VALUE OF PROPERTY \$ 54,500



SUTTER

STREET



APPRAISAL

7-24

OWNER: Marian Johnson et al
PROPERTY ADDRESS: Vacant lot on Sutter St.

PARCEL NO. 677-12
DATE ACQ: 10-31-47

OWNER'S ADDRESS: 1840 Fillmore Street

IRS: No
CONSID: NS
BEST USE: Com.

ZONING: C-2 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 2,530.00
Imps. -
\$ 2,530.00

TAXES: \$ 210.24

LAND: DIMENSION 30 x 137.5 = 4,125

s. f.

IMPROVEMENTS: Condition Vacant lot

Effective Age +

SUMMATION APPROACH:

Rounded to

Land \$
Improvements

MARKET COMPARISON:

Sales Most Comparable 648-7; 674-7; 686-8

4,125 s. f. @ \$ 5.50 \$ 22,687.50 \$22,700

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND \$ 22,700
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 22,700



SUTTER STREET



APPRAISAL

7-23

OWNER: Katherine Chan
PROPERTY ADDRESS: 1942 Sutter Street

PARCEL NO. 677-13
DATE ACQ: 12-28-34

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: NS

ZONING: C-2

PRESENT USE: Office & res. BEST USE: Apt. or com.

ASSESSED VALUE: Land \$ 2,320.00
Imps. 400.00
\$ 2,720.00

TAXES: \$ 226.04

LAND: DIMENSION 27.5 x 137.5 = 3,781

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. res. containing 8 rms. Living rm. converted to an office.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.63±	\$ 17,500
Improvements	1,540 s.f. @ 1.00	1,540
		<u>19,040</u>

\$19,000

MARKET COMPARISON:

Sales Most Comparable 662-8; Land Sales: 674-7; 674-8
3,781 s.f. @ \$ 5.00 \$ 18,905

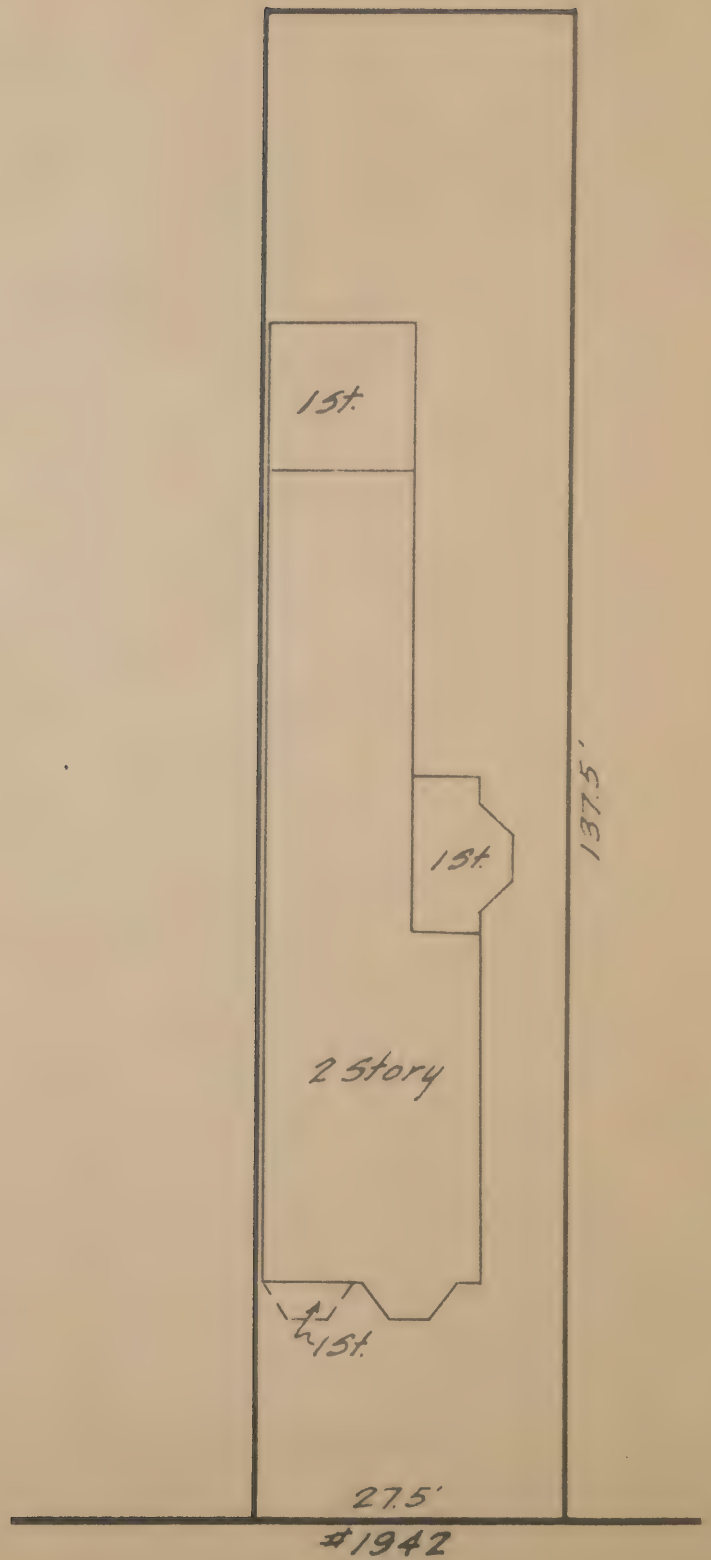
18,900

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 17,500
IMPROVEMENTS	<u>1,500</u>

MARKET VALUE OF PROPERTY \$ 19,000



SUTTER STREET





APPRAISAL

7-22

OWNER: James Burgess et ux
PROPERTY ADDRESS: 1948 Sutter Street

PARCEL NO. 677-14
DATE ACQ: 2-4-46

OWNER'S ADDRESS: 1948 Sutter Street

IRS: No
CONSID: NS
BEST USE: Apts. or Com.

ZONING: C-2 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 2,530.00
Imps. 600.00
\$ 3,130.00

TAXES: \$ 260.10

LAND: DIMENSION 30 x 137.5 = 4,125

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. dwelling containing 8 rms.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.61+	\$ 19,000
Improvements	2,468 s.f. @ 1.00	2,468
		<u>21,468</u>

\$21,500

MARKET COMPARISON:

Sales Most Comparable 662-8; Land Sales: 674-7, 674-8
4,125 s.f. @ \$ 5.00 \$ 20,625

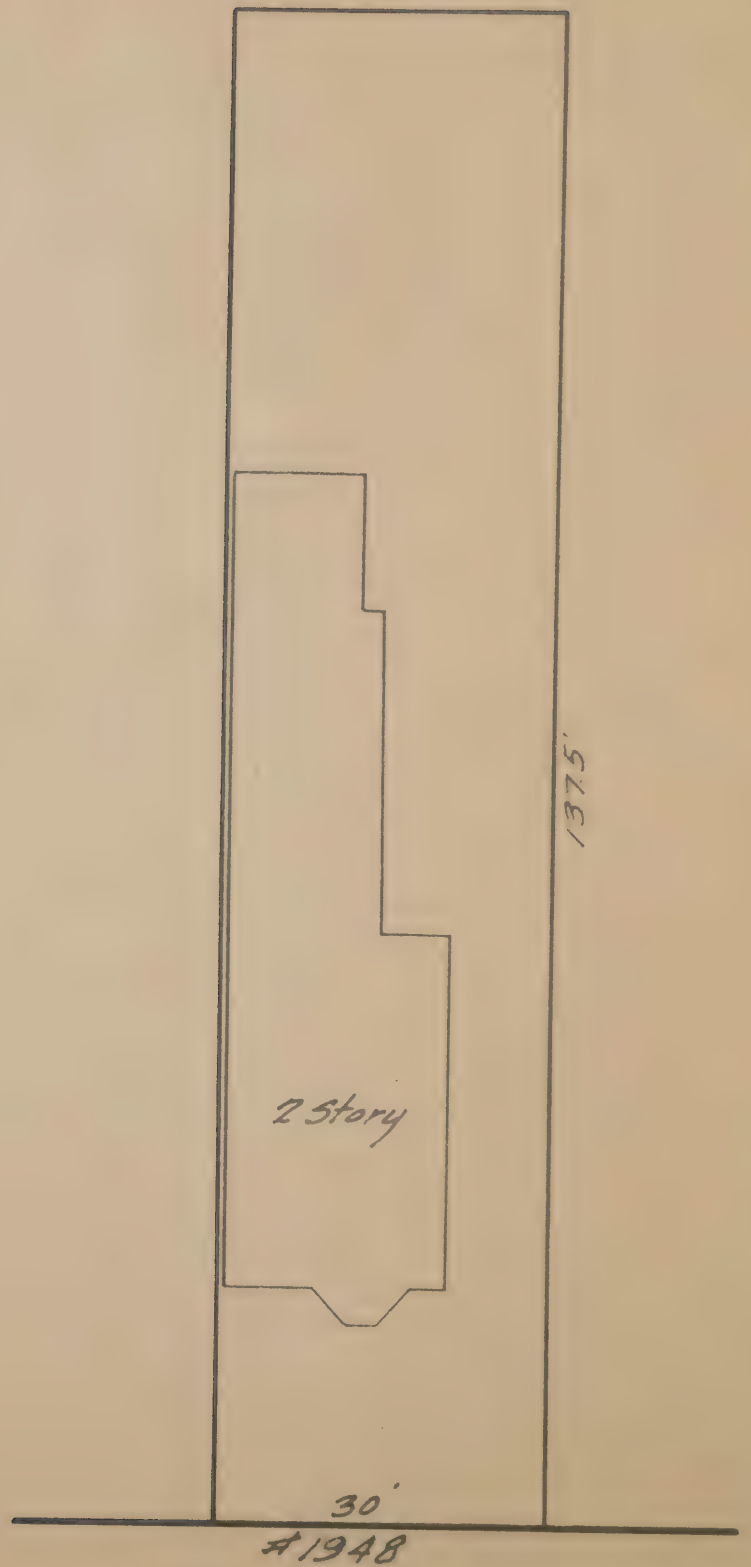
20,600

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 19,000
IMPROVEMENTS	<u>2,000</u>

MARKET VALUE OF PROPERTY \$ 21,000



SUTTER STREET





APPRAISAL

7-21

OWNER: Marian Johnson et al
PROPERTY ADDRESS: 1956-60 Sutter Street

PARCEL NO. 677-15
DATE ACQ: 7-27-46

OWNER'S ADDRESS: 1840 Fillmore Street

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & apt.

ASSESSED VALUE: Land \$ 2,320.00
Impe. 10,600.00
\$ 12,920.00

TAXES: \$ 1,073.66

LAND: DIMENSION 27.5 x 137.5 = 3,781

s.f.

IMPROVEMENTS: Condition Good-to-fair

Effective Age 60

3 st. fr. str. with modern drug store on main flr., 2-4 rm.
2-3 rm. and 4-2 rm. apts. on upper flrs.

SUMMATION APPROACH:

Rounded to

Land 3,781 s.f. @ \$4.63+ \$ 17,500
Improvements
Store (incl. fix) 2,653 s.f. @ \$7. \$18,571
Apts. 5,362 s.f. @ \$3.50 18,767

8015

37,338
54,838

\$54,800

MARKET COMPARISON:

Sales Most Comparable 684-22; 684-12
3,781 s.f. @ \$ 15.00

\$ 56,715

56,700

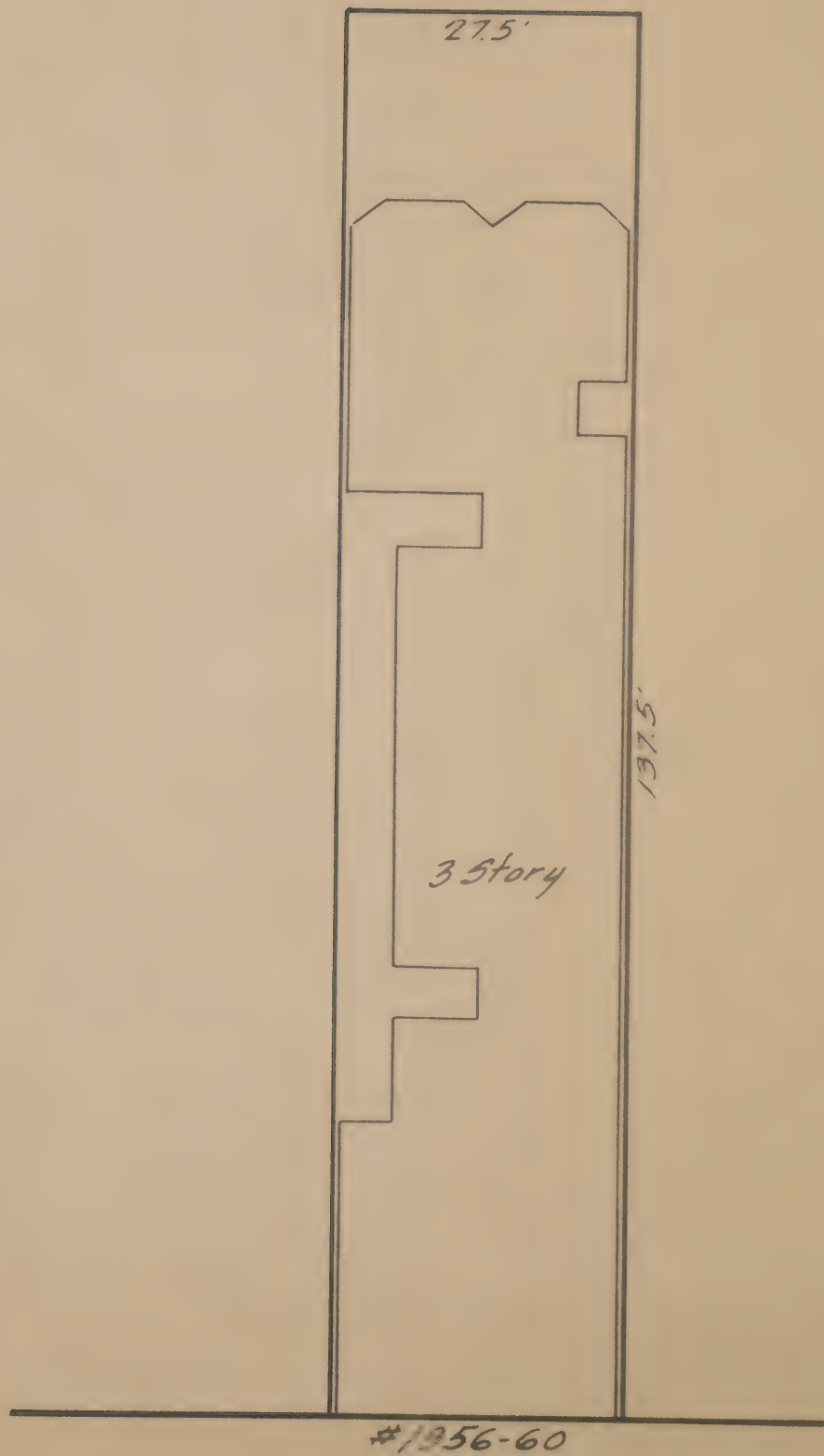
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	400		250
1-4 rm.	90		80
1-4 rm.	85		75
2-3 rm.	75		120
4-2 rm.	65		240
			765 x 72 =
			55,080

55,100

LAND \$ 17,500
IMPROVEMENTS 37,500

MARKET VALUE OF PROPERTY \$ 55,000



SUTTER STREET



APPRAISAL

7-20

OWNER: Euradel Parker
PROPERTY ADDRESS: 1962 Sutter Street

PARCEL NO. 677-16
DATE ACQ: 4-20-54

OWNER'S ADDRESS: 1962 Sutter Street

IRS: \$11.55
CONSID: NS
BEST USE: Apt.

ZONING: C-2 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 2,530.00
Impe. 800.00
\$ 3,330.00

TAXES: \$ 276.72

LAND: DIMENSION 30 x 137.5 = 4,125 s.f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

2 st. fr. str. with high basement used for storage and
2-6 rm. flats.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.63±	\$ 19,100	
Improvements	4,570 s.f. @ 1.00	4,570	
		<u>23,670</u>	\$23,700

MARKET COMPARISON:

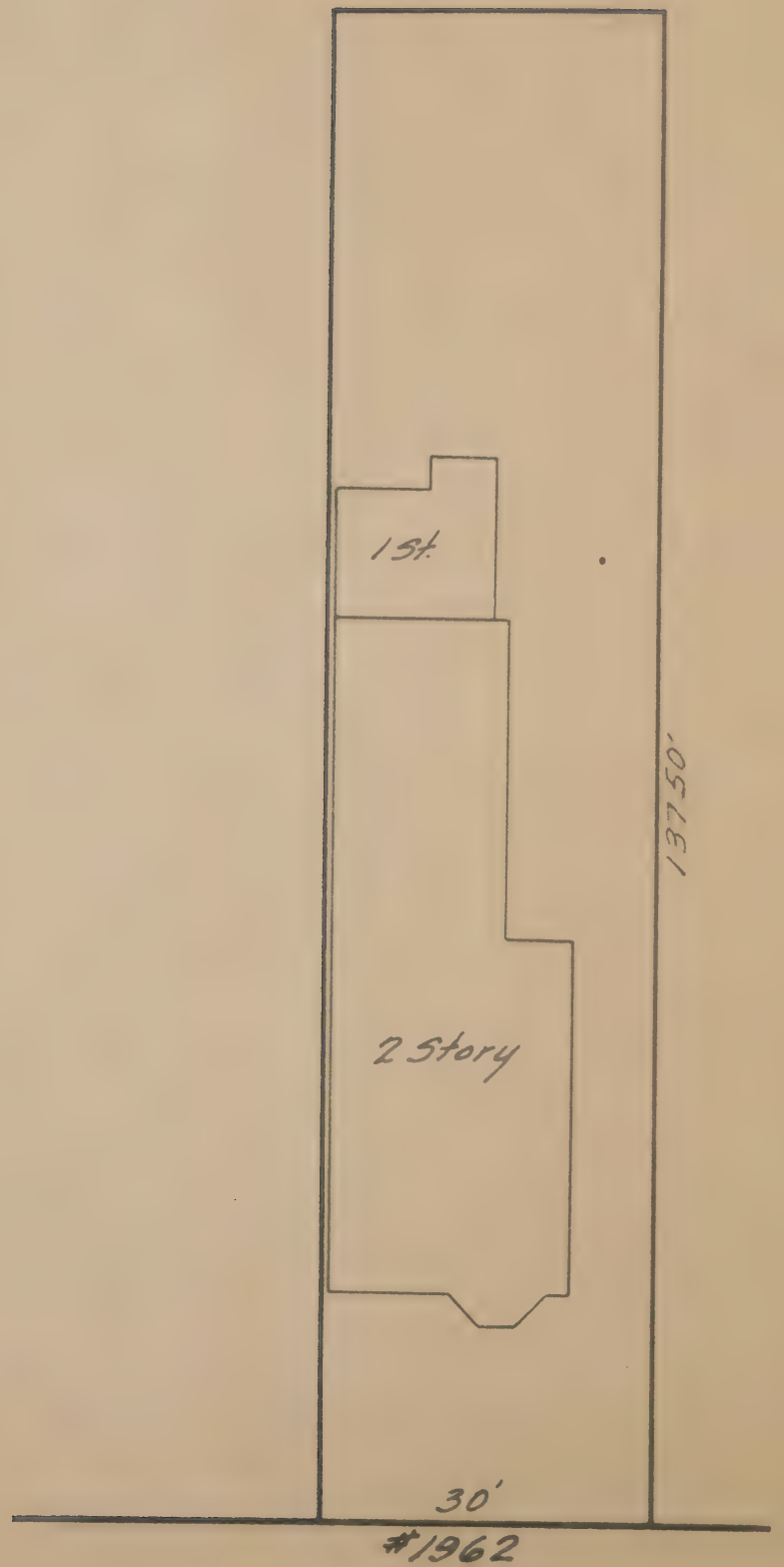
Sales Most Comparable	666-25; 660-30; 686-14		
	4,125 s.f. @ \$ 5.00	\$ 20,625	20,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	70		85	
1-6 rm.	90		90	
			<u>175</u> x 110 =	
			19,250	19,300

LAND	\$ 19,100
IMPROVEMENTS	<u>2,000</u>

MARKET VALUE OF PROPERTY \$ 21,100



SUTTER STREET



APPRAISAL

OWNER: Erwin Fulda et ux
 PROPERTY ADDRESS: 1970-72 Sutter St. (17)
 1980-82 Sutter St. (18)
 OWNER'S ADDRESS: 105 Pinehurst Way., So. S.F.
 ZONING: C-2
 PARCEL NO. 677-17, -18
 DATE ACQ: 1938
 IRS: no
 CONSID: NS
 PRESENT USE: Com. & Flats
 BEST USE: Same

ASSESSED VALUE: Land \$ 4,200.00
 Imps. 3,300.00
 \$ 7,500.00

TAXES: \$ 623.24

LAND: DIMENSION 27.5 x 137.5 (17) = 6,281 s.f.
 25 x 100 (18)

IMPROVEMENTS: Condition Poor Effective Age 70 ±

(17) 3 st. fr. str. with barbershop on ground flr. and 2-5rm. flats above.

(18) High basement, 2 st. fr. str. with shoe shine parlor at ground level and 2-5 rm. flats above.

SUMMATION APPROACH:

Rounded to

Land 6,281 s.f. @ \$4.54+ \$ 28,500

Improvements

(17) 4,564 s.f. @ \$2.00 \$9,128

(18) 2,646 s.f. @ 2.00 5,292

14,420

42,920

\$42,900

MARKET COMPARISON:

Sales Most Comparable 678-8; 677-7; 683-12, -13

6,281 s.f. @ \$ 7.00

\$ 43,967

44,000

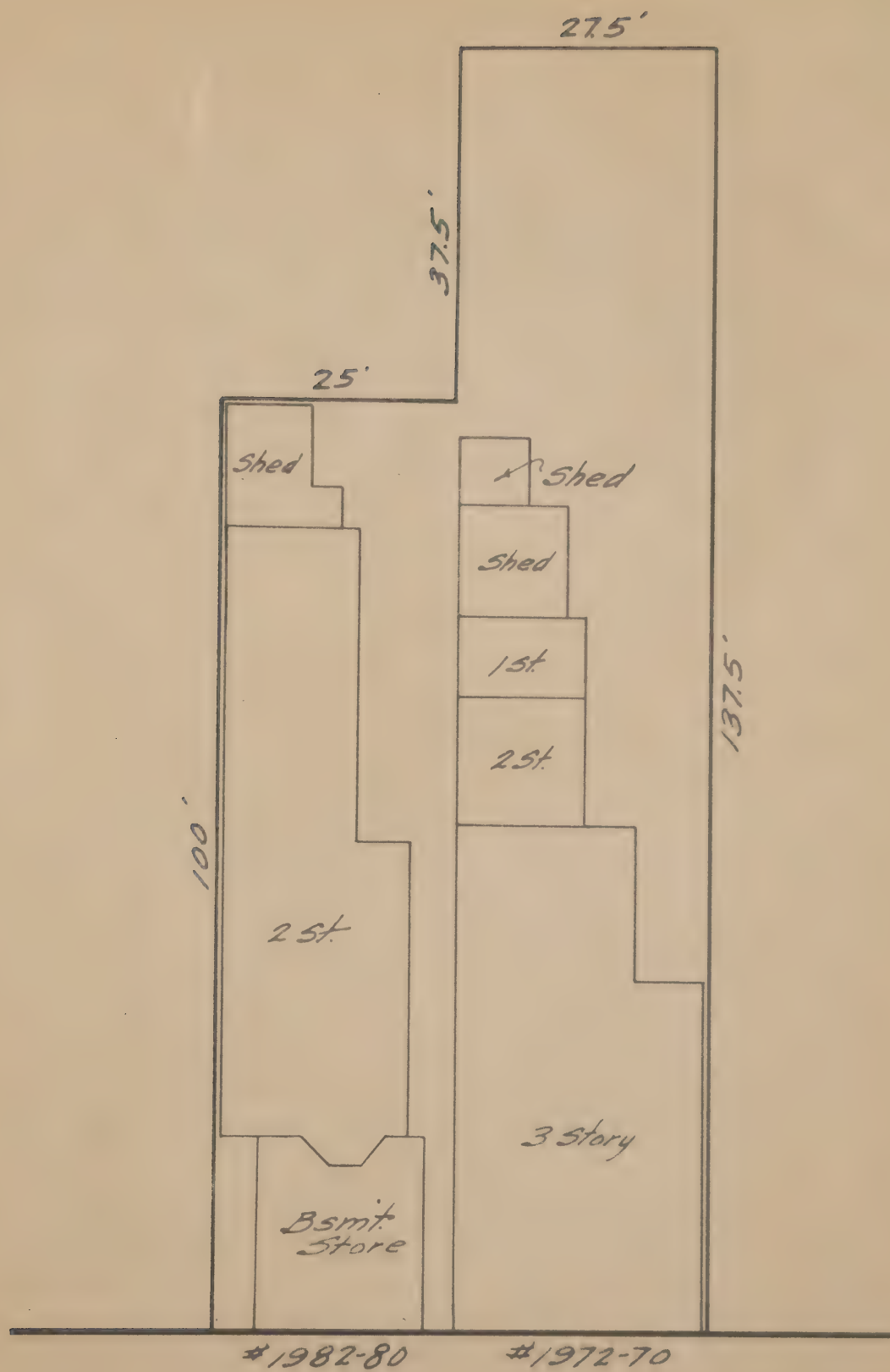
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(17) Shop	100		100
Flats	110	2 @ \$80	160
(18) Shop	75		75
9 rms.	75)	2 @ \$75	150
1 rm.	12)		485 x 90 =
			43,650

43,700

LAND \$ 28,500
 IMPROVEMENTS 15,500

MARKET VALUE OF PROPERTY \$ 44,000



SUTTER STREET



APPRaisal

OWNER: Edward I. Rifkind et al
PROPERTY ADDRESS: 1800 Fillmore Street

PARCEL NO 677-19
DATE ACQ: 9-27-57

OWNER'S ADDRESS: 1250 Southgate Ave., Daly City

IRS: \$84.15
CONSID: \$76,500 Ind.
BEST USE: Same

ZONING: C-2

PRESENT USE: Com. & Office

ASSESSED VALUE: Land \$ 24,225.00
Imps. 15,000.00
\$ 39,225.00

TAXES: \$ 3,259.60

LAND: DIMENSION 77.5 x 100 = 7,750

s.f.

IMPROVEMENTS: Condition

Fair-to-poor

Effective Age 50

2 and 3 st. fr. and stucco str. with stores on the main flr.,
offices on the 2nd flr. and apts. on the 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	7,750 s.f. @ \$5.55±	\$ 43,000
Improvements		
Stores (incl. fix.)	7,446 s.f. @ \$5	\$37,230
Offices & apts.	10,558 s.f. @ 2	21,116
		58,346
		101,346

\$101,300

MARKET COMPARISON:

Sales Most Comparable 678-15, -16; 725-16
7,750 s.f. @ \$ 14.00

\$

108,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Drug St. (L)	\$ 610	\$	\$ 610
Barber (L)	150		150
Store (L)	125		125
Store (L)	87		87
Dr. Office (L)	100		100
1-5 rm.) (L)	100	3 @ \$50	150
3-2 rm.)			
2-3 rm.)	65		65
4-S.R.)			
2-5 rm.	?	2 @ \$75	150
			1,512 x 70 =
			105,840

105,800

LAND
IMPROVEMENTS

\$ 43,000
62,000

MARKET VALUE OF PROPERTY \$

105,000

FILLMORE STREET

#1814-18

#1806-10

#1800-02-04

77.5'

3 story

1st

2 story

1st

3 story

100'

#1988-86

SUTTER STREET

APPRAISAL

OWNER: Robert J. Byington et ux
PROPERTY ADDRESS: 1809-13 Fillmore Street

PARCEL NO. 678-6
DATE ACQ: 3-6-50

OWNER'S ADDRESS: 1809 Fillmore Street

ZONING: C-2

PRESENT USE: Store & Warehouse

IRS:
CONSID: NS
BEST USE: Same

ASSESSED VALUE: Land \$ 3,505.00
Imps. 3,400.00
\$ 6,905.00

TAXES: \$ 573.80

LAND: DIMENSION 25± x 100 = 2,492 s.f.

IMPROVEMENTS: Condition Good-to-fair Effective Age 70

3 st. fr. bldg. with store on main flr., a doctor's office on 2nd flr. and the remainder used for storage. Formerly 2-7 rm. flats on 2nd and 3rd flrs. Has basement with freight elevator.

SUMMATION APPROACH:

Rounded to

Land	2,492 s.f. @ \$5.22±	\$ 13,000	
Improvements	6,726 s.f. @ \$2.00 (Incl. basement)	13,452 26,452	\$26,500

MARKET COMPARISON:

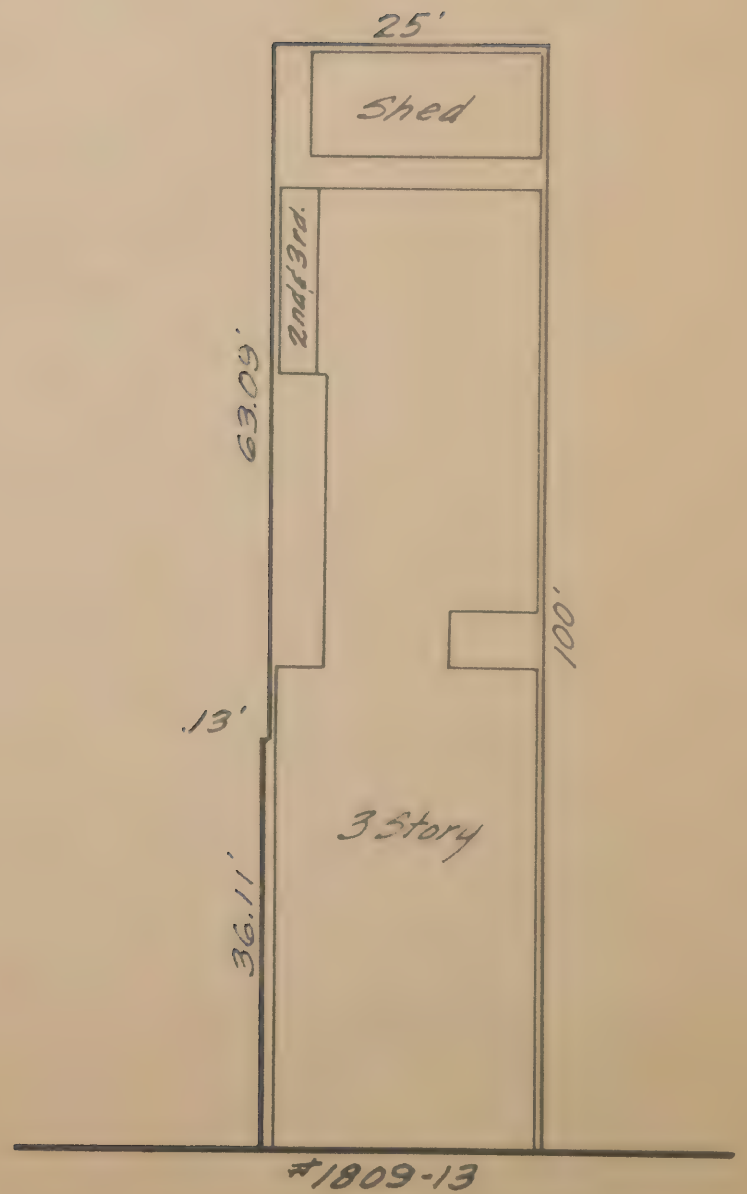
Sales Most Comparable	678-8; 666-12; 654-3		
	2,492 s.f. @ \$ 11.00	\$ 27,412	27,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Office	85		85	
Remainder Owner			300	
(report \$500/mo.)				
			385 x 75 =	
			28,875	28,900

LAND	\$ 13,000
IMPROVEMENTS	13,500

MARKET VALUE OF PROPERTY \$ 26,500



FILLMORE STREET



APPRAISAL

8-17

OWNER: Western Title Insurance Co.
 PROPERTY ADDRESS: 1801-07 Fillmore and
 2000-10 Sutter Streets
 OWNER'S ADDRESS: 240 Van Ness Avenue

PARCEL NO. 678-7
 DATE ACQ: 2-15-45
 IRS: \$35.75
 CONSID: N.S.
 BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & apt.

ASSESSED VALUE: Land \$ 21,865.00
 Imps. 9,000.00
 \$ 30,865.00

TAXES: \$ 2,564.88

LAND: DIMENSION 53± x 100 = 5,300

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50

a 4 st. fr. bldg. with 1 bsmt. shop, 2 street level stores,
 3 flats and a suite of offices on the 2nd flr. and 25 housekeeping
 rooms on the 3rd and 4th flrs. The housekeeping rooms share hall
 bath and toilet facilities. Little renovation but fair mainten-
 ance.

SUMMATION APPROACH:

Rounded to

Land 5,300 s.f. @ \$5.47± \$ 29,000
 Improvements 16,791 s.f. @ 2.50 41,978
 70,978

\$71,000

MARKET COMPARISON:

Sales Most Comparable 684-24; 756-11; 773-15,-16
 5,300 s.f. @ \$ 14.00 \$

74,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Barber shop	140 (L)		100
Bar	Refused		350
Store	Vacant		100
1-6 rm. flat	75		75
1-5 rm. flat	75		70
1-4 rm. flat	60		60
5 office suites	110		110
Hotel (M.L.)	155		200

1,065 x 70 =
 74,550

74,600

Bar fixtures are treated as personal property.

LAND \$ 29,000
 IMPROVEMENTS 45,000

MARKET VALUE OF PROPERTY \$ 74,000

SUTTER STREET

#2000-10

53'

3 story

6309'

13'

36.11

#1801-03

#1805-07

FILLMORE STREET



APPRAISAL

8-16

OWNER: Willie E. Frazier et ux
PROPERTY ADDRESS: 2012-14 Sutter Street

PARCEL NO. 678-8
DATE ACQ: 1-18-61

OWNER'S ADDRESS: Unknown

IRS: \$10.45

ZONING: C-2

PRESENT USE: Com. & Apts.

CONSID: \$24,000

BEST USE: Same

ASSESSED VALUE: Land \$ 2,110.00
Impe. 2,500.00
\$ 4,610.00

TAXES: \$ 383.10

LAND: DIMENSION 25 x 137.5 = 3,438

s.f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 70

High basement 2 st. fr. bldg. with a store in basement and a flat on each of the other floors.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.65+	\$ 16,000	
Improvements	3,542 s.f. @ 2.00	\$7,084	
	Basement - lump sum	1,000	
		8,084	
		<u>24,084</u>	\$24,100

MARKET COMPARISON:

Sales Most Comparable 666-12; 654-3
3,438 s.f. @ \$ 7.00

\$ 24,066

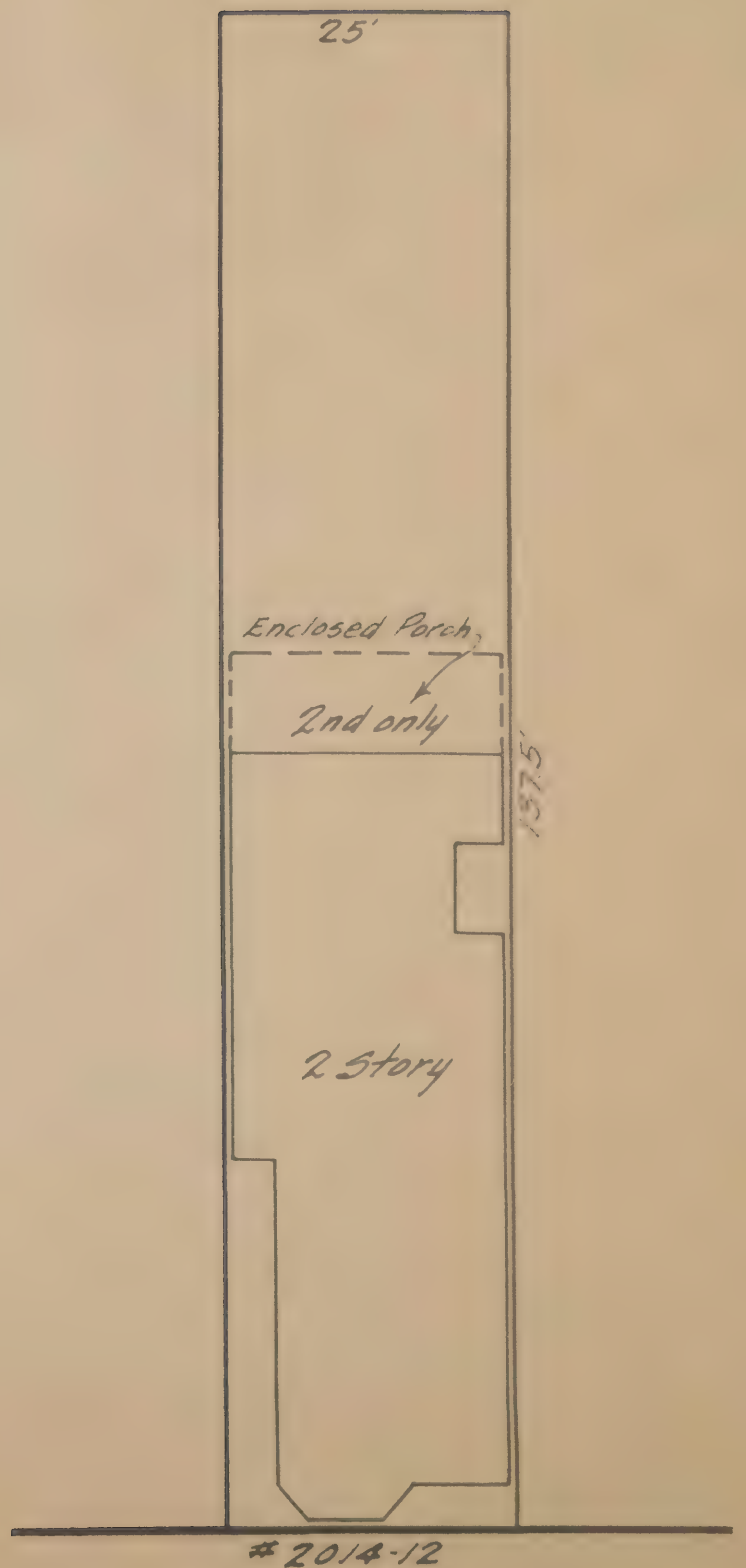
24,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	100		75
1-5 rm.	100		85
1-6 rm.	Owner		100
			<u>260</u> x 90
			23,400

LAND \$ 16,000
IMPROVEMENTS 8,000

MARKET VALUE OF PROPERTY \$ 24,000



SUTTER STREET



APPRAISAL

8-15

OWNER: Frederick Menz
PROPERTY ADDRESS: 2016-18 Sutter Street

PARCEL NO. 678-9
DATE ACQ: 4-16-23

OWNER'S ADDRESS: 2018 Sutter Street

IRS:
CONSID: NS

ZONING: C-2 PRESENT USE: Store & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 2,080.00
Impe. 2,100.00
\$ 4,180.00

TAXES: \$ 347.36

LAND: DIMENSION 24.67 x 137.5 = 3,392 s.f.

IMPROVEMENTS: Condition Fair Effective Age 75 ±

High basement 2 st. fr. bldg. with store in basement,
1-5 rm., 1-3 rm. and 1-4 rm. on upper flrs.

SUMMATION APPROACH:

Rounded to

Land	3,392 s.f. @ \$4.72+	\$ 16,000	
Improvements	4,505 s.f. @ 2.00	9,010	
		<u>25,010</u>	\$25,000

MARKET COMPARISON:

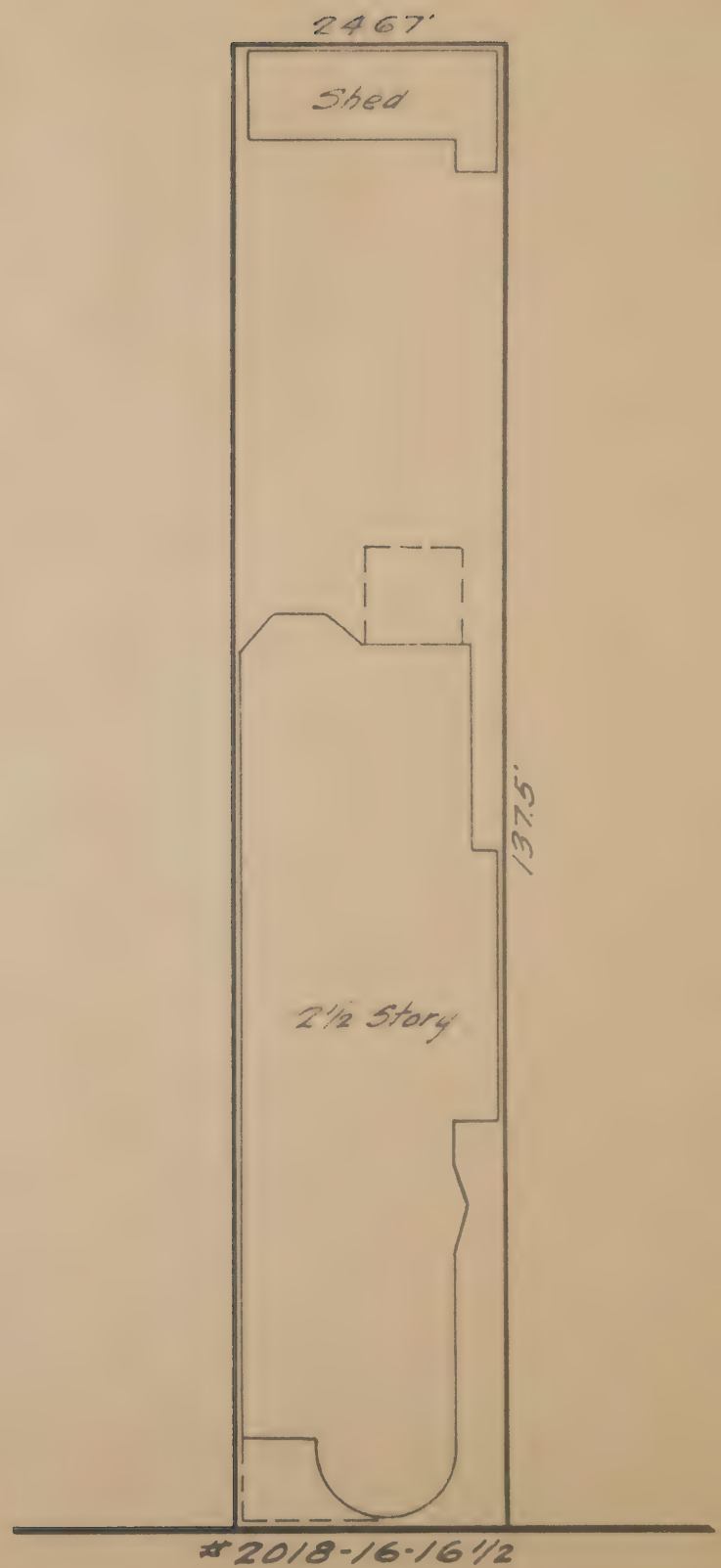
Sales Most Comparable	678-8; 666-12; 654-3		
	3,392 s.f. @ \$ 7.25	\$ 24,592	24,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	50		65	
1-5 rm.	30		70	
1-4 rm.	Owner		65	
1-3 rm.	25		50	
			<u>250</u> x 100	25,000

LAND	\$ 16,000
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 25,000



SUTTER STREET



APPRAISAL

OWNER: James J. Franklin et ux
PROPERTY ADDRESS: 2020-24 Sutter Street

PARCEL NO. 678-10
DATE ACQ: 6-21-52

OWNER'S ADDRESS: 2024 Sutter Street

IRS: \$21.45
CONSID: NS
BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & Apt.

ASSESSED VALUE: Land \$ 2,140.00
Imps. 2,700.00
\$ 4,840.00

TAXES: \$ 402.20

LAND: DIMENSION 25.33 x 137.5 = 3,483 s.f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

High basement 3 st. fr. bldg. with stucco front containing 1 shop and 3 flats. Two flats are used as single room rentals.

SUMMATION APPROACH:

Rounded to

Land	3,483 s.f. @ \$4.59+	\$ 16,000	
Improvements	5,460 s.f. @ 2.00	10,920	
		26,920	\$26,900

MARKET COMPARISON:

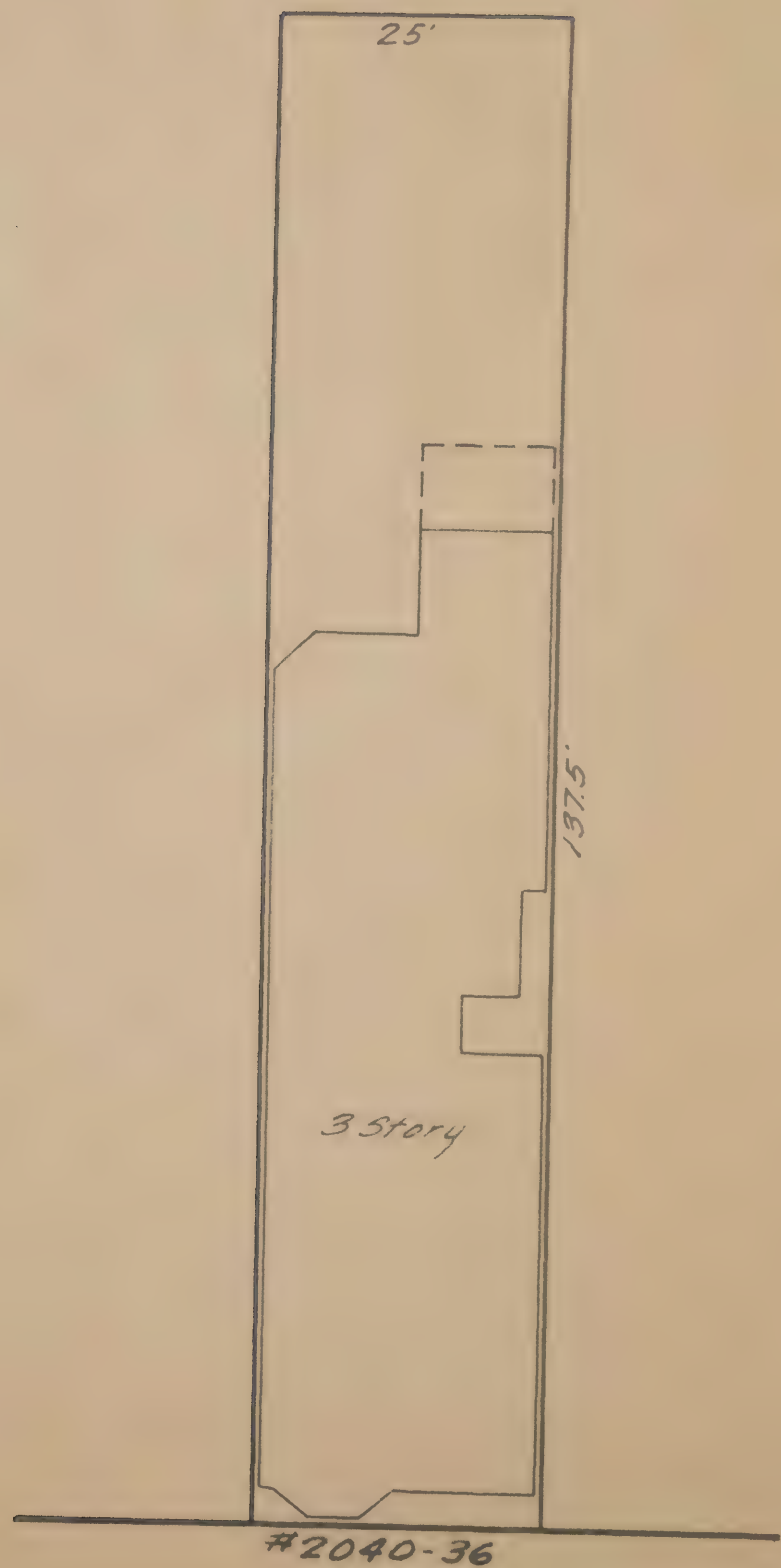
Sales Most Comparable	678-8; 666-12; 654-3		
3,483	s.f. @ \$ 8.00	\$ 27,864	27,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	35	50	50	
1-5 rm.	Owner	85	85	
11-S.rms	\$7/wk.	2 flats 75	150	
			285 x 95 =	
			27,075	27,100

LAND	\$ 16,000
IMPROVEMENTS	11,000

MARKET VALUE OF PROPERTY \$ 27,000



SUTTER STREET



APPRAISAL

7-12

OWNER: Willbell Company, a partnership
PROPERTY ADDRESS: 2036-40 Sutter Street

PARCEL NO. 678-13
DATE ACQ: 7-3-59

OWNER'S ADDRESS: Unknown

IRS: \$4.65

ZONING: C-2

PRESENT USE: Apts.

CONSID: Foreclosure
BEST USE: Com. or Apts.

ASSESSED VALUE: Land \$ 2,110.00
Imps. 2,650.00
\$ 4,760.00

TAXES: \$ 395.56

LAND: DIMENSION 25 x 137.5 = 3,438

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

3 st. fr. bldg. with stucco front containing a partial unfinished basement, a 7 rm. flat, 2-3 rm. apts. and on 3rd flr. 2-2 rm. and 1-3 rm. units sharing 1 kitchen and bath.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.65+	\$ 16,000	
Improvements	5,022 s.f. @ 2.00	10,044	
		<u>26,044</u>	\$26,000

MARKET COMPARISON:

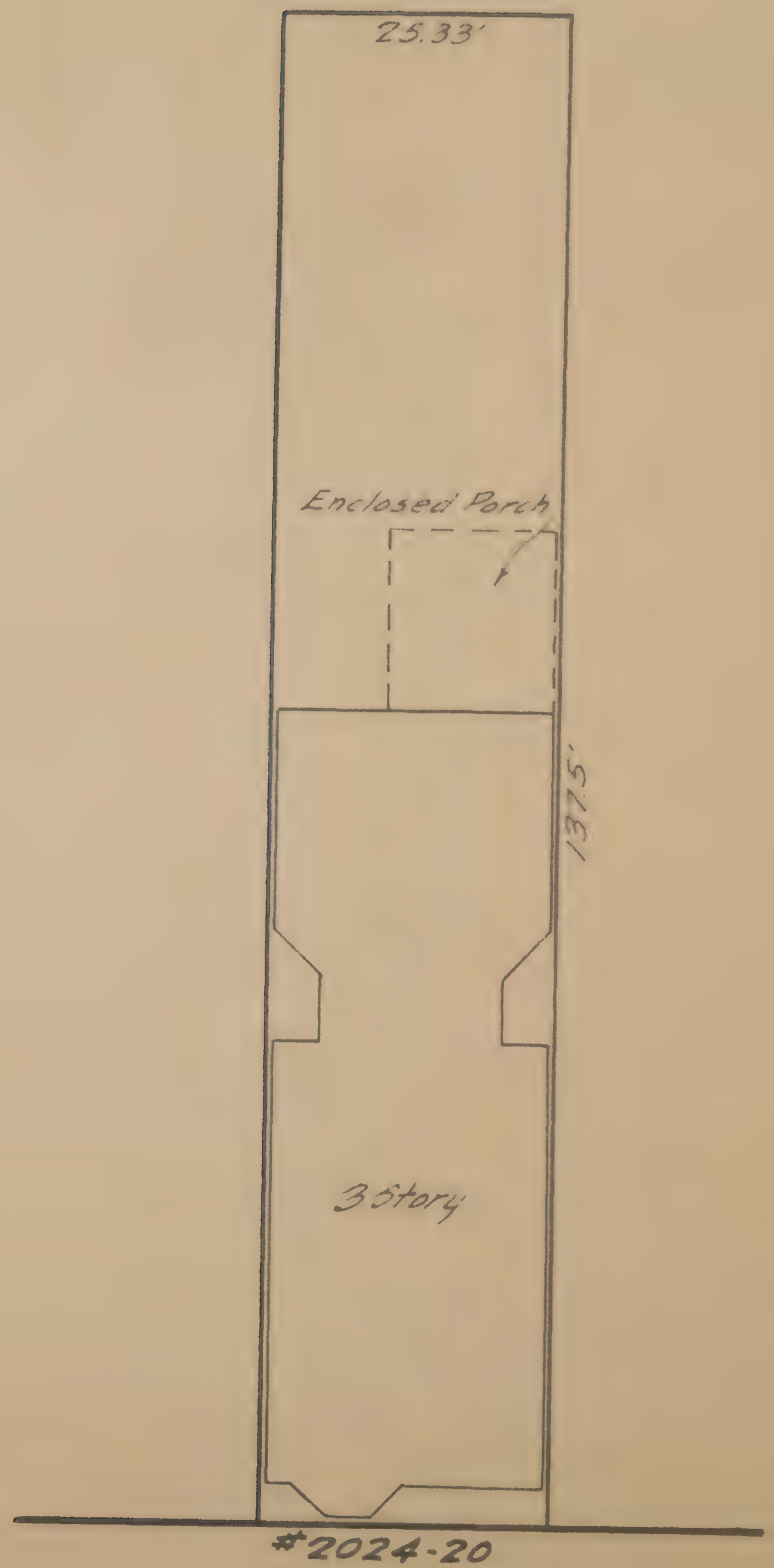
Sales Most Comparable	681-10; 660-37; 685-19		
3,438	s.f. @ \$ 7.50	\$ 25,785	25,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-7 rm.	125	125	125	
2-3 rm.	70	70	140	
1-2 rm.	70)			
1-2 rm.	50) 1 ft.	100	100	
1-3 rm.	70)			
			<u>365</u> x 72 =	
			26,280	26,300

LAND	\$ 16,000
IMPROVEMENTS	<u>10,000</u>

MARKET VALUE OF PROPERTY \$ 26,000



SUTTER STREET



APPRAISAL

OWNER: Santos M. Salio et ux
PROPERTY ADDRESS: 2060-64 Sutter Street

PARCEL NO. 678-14
DATE ACQ: 1-2-46

OWNER'S ADDRESS: 9 W. Market St., Salinas

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & Apt.

ASSESSED VALUE: Land \$ 2,530.00
Impe. 3,450.00
\$ 5,980.00

TAXES: \$ 496.94

LAND: DIMENSION 30 x 137.5 = 4,125 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

High basement, 3 st. fr. bldg. with shop in basement. 4-4 rm. apt., 1-3 rm. apt. and 7 single rooms.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.48+	\$ 18,500	
Improvements	7,272 s.f. @ 1.75	12,726	
		<u>31,226</u>	\$31,200

MARKET COMPARISON:

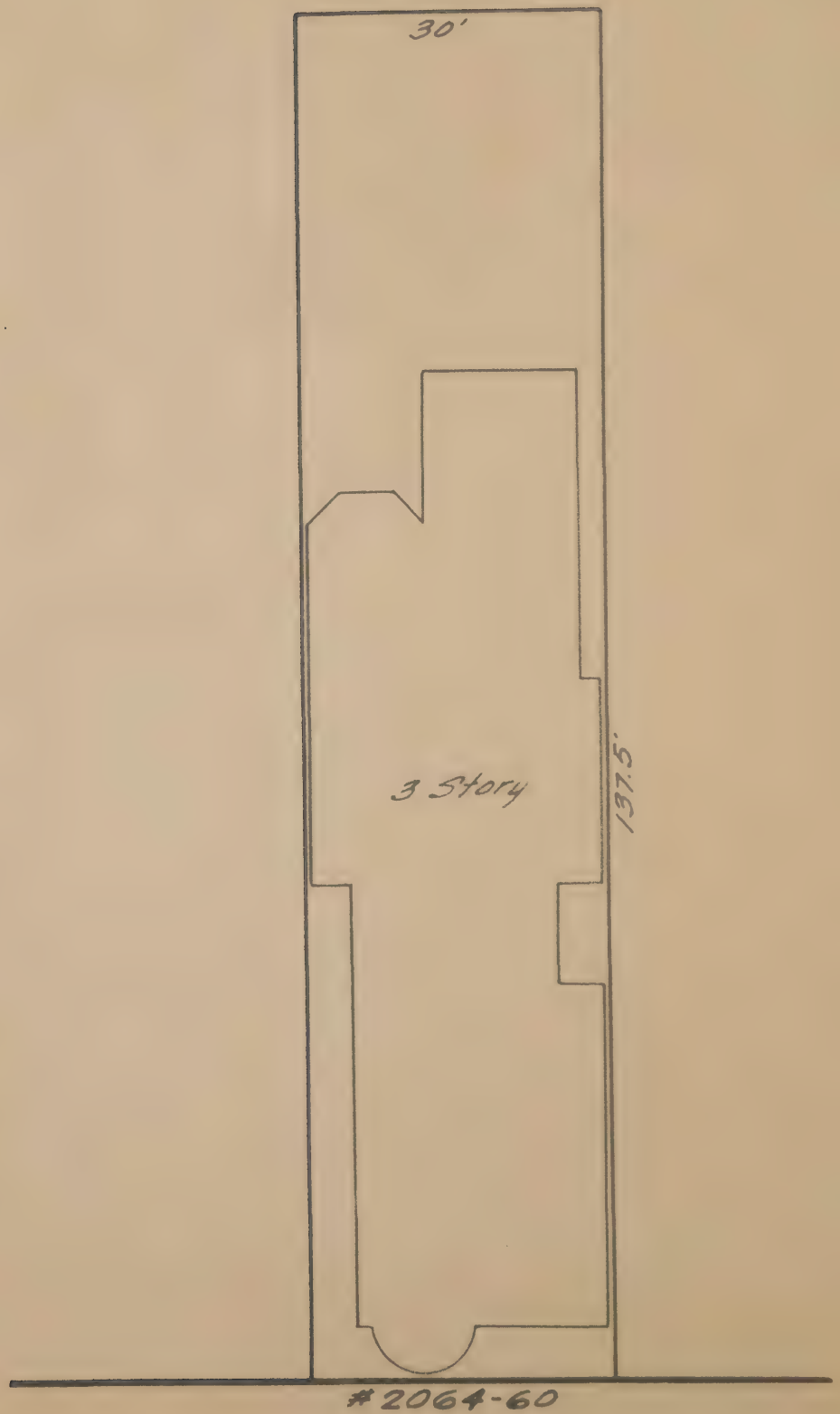
Sales Most Comparable 649-6; 677-30; 663-7
4,125 s.f. @ \$ 7.50 \$ 30,938 30,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	78		80	
2-4 rm.	65	65	130	
2-4 rm.	60	60	120	
1-3 rm.	50) 2 fts.	70	140	
7-S.R.	25)		<u>470</u> x 70	32,900

LAND \$ 18,500
IMPROVEMENTS 13,000

MARKET VALUE OF PROPERTY \$ 31,500



SUTTER STREET



APPRAISAL

8-10

OWNER: John S. Durakov, Sr. et al
PROPERTY ADDRESS: 2066-68 Sutter Street

PARCEL NO. 678-14A
DATE ACQ: 4/1961

OWNER'S ADDRESS: 2066 Sutter Street

IRS: No

ZONING: C-2

PRESENT USE: Shop & Apt.

CONSID: NS

BEST USE: Same

ASSESSED VALUE: Land \$ 2,530.00
Imps. 3,450.00
\$ 5,980.00

TAXES: \$ 496.94

LAND: DIMENSION 30 x 137.5 = 4,125

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

High Basement, 3 st. fr. bldg. with a shop and storage in basement, 4-4 rm. apts., 2-3 rm. apts. and 5 housekeeping rms.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.48+	\$ 18,500	
Improvements	7,272 s.f. @ 1.85	13,453	
		31,953	\$32,000

MARKET COMPARISON:

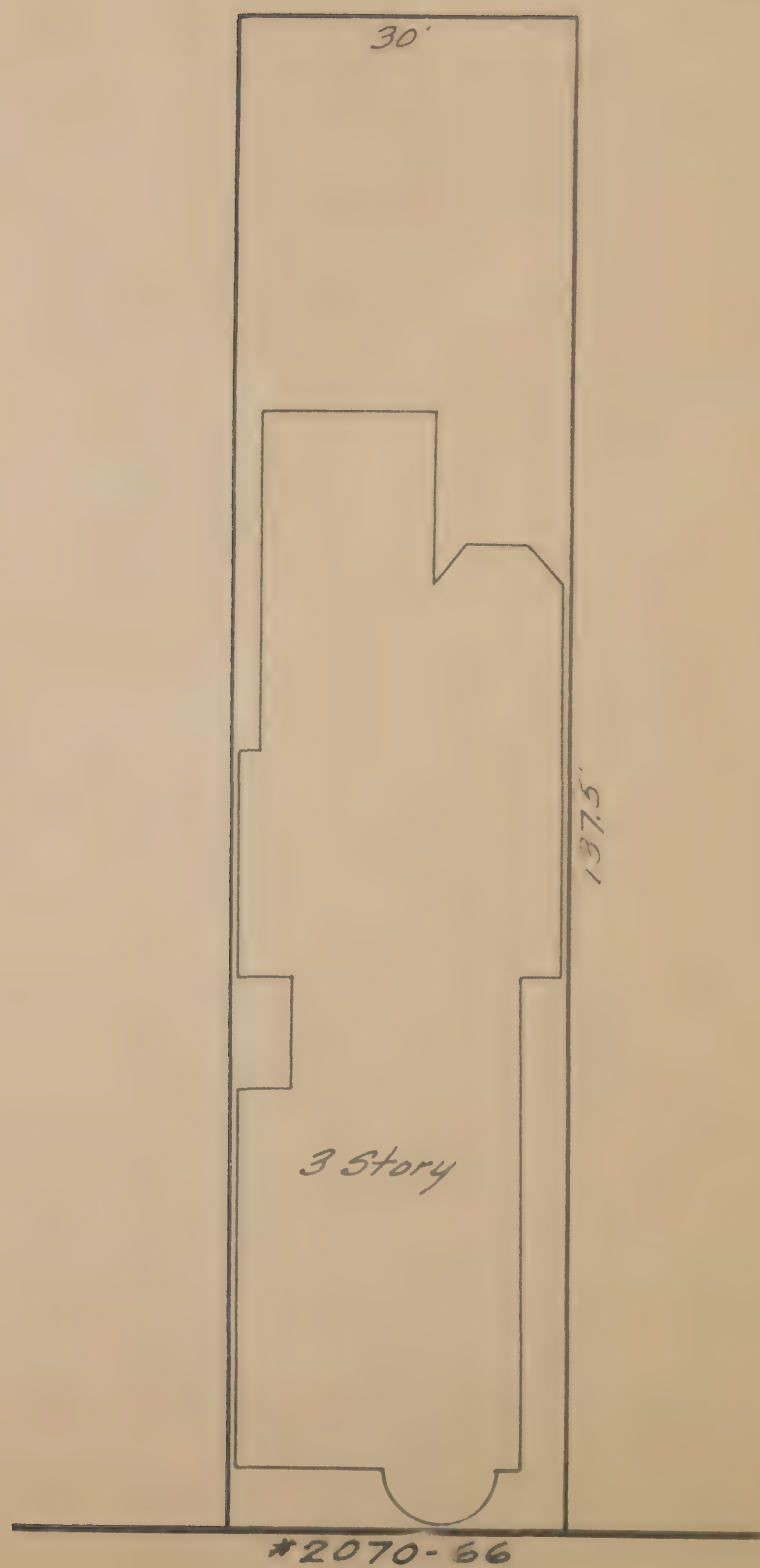
Sales Most Comparable	649-6; 677-30; 663-7		
	4,125 s.f. @ \$ 7.70	\$ 31,763	31,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	65		65	
Storage	25		25	
1-4 rm. Owner			75	
1-4 rm.	60		60	
1-4 rm.	65		65	
1-4 rm.	75		75	
2-3 rm.	60	50	100	
5 hkpg. rm.	35 = 1 ft.	65	65	
Sign	7		7	
			537 x 60 =	
			32,220	32,200

LAND	\$ 18,500
IMPROVEMENTS	13,500

MARKET VALUE OF PROPERTY \$ 32,000



SUTTER STREET



APPRAISAL

7-17

OWNER: Albert Anderson et al
 PROPERTY ADDRESS: 1824 Fillmore Street
 c/o Reinhold L. Anderson
 OWNER'S ADDRESS: 168-16th Ave., S.F.
 ZONING: C-2 PRESENT USE: Store

PARCEL NO: 677-20
 DATE ACQ: 1960
 IRS: No
 CONSID: Decree
 BEST USE: Same

ASSESSED VALUE: Land \$ 3,535.00
 Imps. 1,550.00
 \$ 5,085.00

TAXES: \$ 422.56

LAND: DIMENSION 25 x 102.5 = 2,563

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 35 ±

1 st. conc. bldg. with modern store front, 12 x 12 cold box,
 30' refrigerated meat display case and miscellaneous shelving.

SUMMATION APPROACH:

Rounded to

Land	2,563 s.f. @ \$5.07+	\$ 13,000	
Improvements	2,250 s.f. @ \$6.50	14,625	
	(incl. fixtures)	27,625	\$27,600

MARKET COMPARISON:

Sales Most Comparable 654-3; 666-12; 684-22

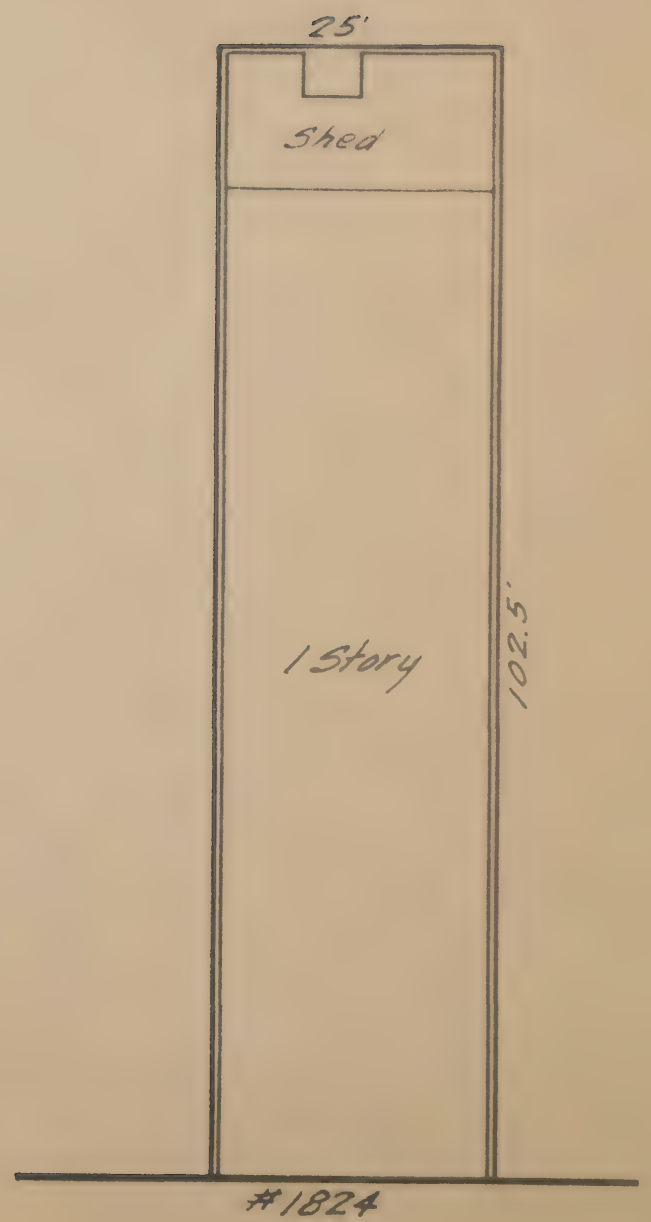
2,563 s.f. @ \$ 10.50	\$ 26,912	26,900
-----------------------	-----------	--------

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	Lease \$225		250 x 110 = 27,500

LAND	\$ 13,000
IMPROVEMENTS	14,000

MARKET VALUE OF PROPERTY \$ 27,000



FILLMORE STREET



APPRAISAL

7-16

OWNER: Jose E. Cencena et ux
PROPERTY ADDRESS: 1832-34 Fillmore Street

PARCEL NO. 677-21
DATE ACQ: 1-11-60

OWNER'S ADDRESS: 2870-24th Street

ZONING: C-2

PRESENT USE: Com. & apts.

IRS: No
CONSID: Foreclosure
BEST USE: Same

ASSESSED VALUE: Land \$ 3,520.00
Imps. 3,800.00
\$ 7,320.00

TAXES: \$ 608.30

LAND: DIMENSION 25 x 101.5 ave. = 2,533 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

3 st. fr. str. with a store at street level, 1-5 rm. apt. and 4 sleeping rms. on 2nd flr. 3rd flr, has 9 sleeping rooms and 2 baths.

SUMMATION APPROACH:

Rounded to

Land	2,533 s.f. @ \$5.13±	\$ 13,000	
Improvements	6,084 s.f. @ 2.50	15,210	
		<u>28,210</u>	\$28,200

MARKET COMPARISON:

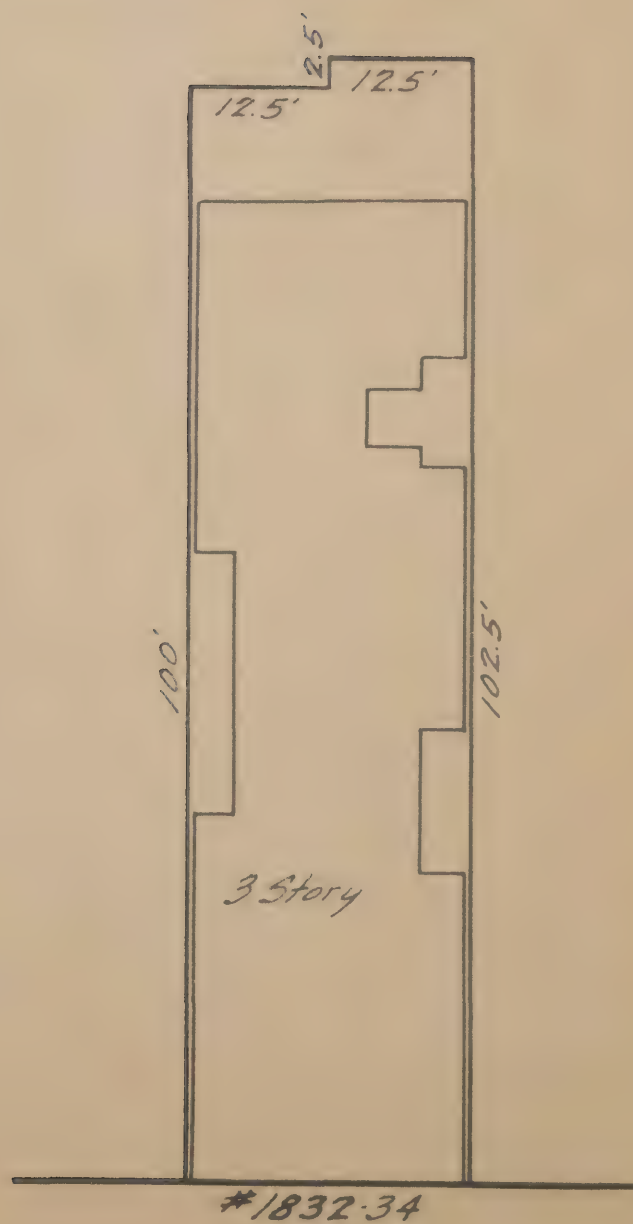
Sales Most Comparable	654-3; 666-12; 684-22		
	2,533 s.f. @ \$ 10.50	\$ 26,597	26,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	?		50	
1-5 rm. Owner			80	
13 rms. \$7-\$9/wk.			250	
			<u>380</u> x 70	26,600

LAND	\$ 13,000
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 27,000



FILLMORE STREET

APPRAISAL

OWNER: Marian Johnson et al
 PROPERTY ADDRESS: 1836-40 Fillmore Street

PARCEL NO. 677-22
 DATE ACQ: 7-27-46

OWNER'S ADDRESS: 1840 Fillmore Street

IRS: No
 CONSID: NS
 BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & apts.

ASSESSED VALUE: Land \$ 3,500.00
 Imps. 3,000.00
 \$ 6,500.00

TAXES: \$ 540.18

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Good-to-fair Effective Age 40

3 st. fr. str. with bar and cafe on street flr., 1-4 rm.
 office and 10 hotel rooms on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$5.20+	\$ 13,000	
Improvements			
Bar 1,835 s.f. @ \$6.00		\$11,010.00	
2nd & 3rd 3,074 s.f. @ \$2.50		7,685.00	
			18,695
			31,695
			\$31,700

MARKET COMPARISON:

Sales Most Comparable	654-3; 666-12; 684-22		
	2,500 s.f. @ \$ 11.50	\$ 28,750	28,800

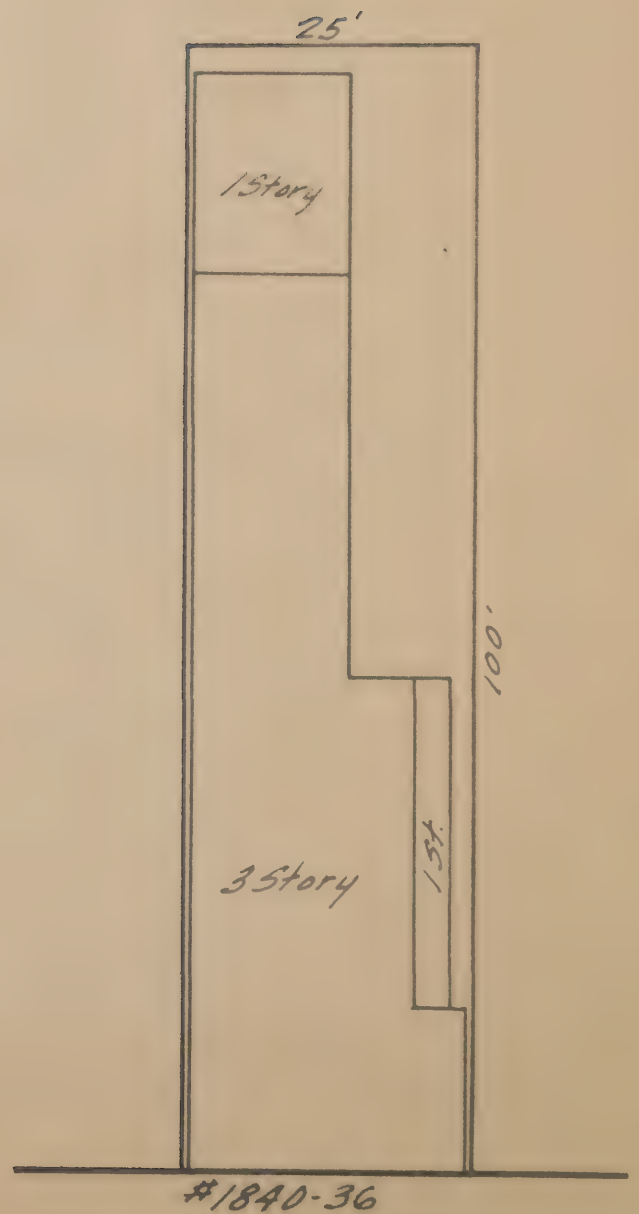
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bar	Owner		250	
Office	Owner		150	
10 rms.	\$5/day		200	
			600 x 50	30,000

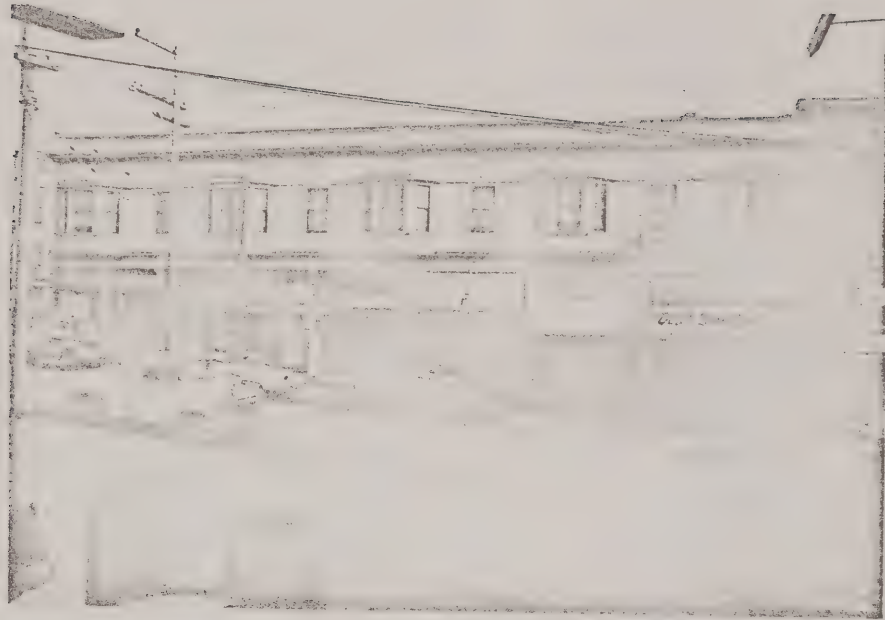
LAND	\$ 13,000
IMPROVEMENTS	17,000

MARKET VALUE OF PROPERTY \$ 30,000





FILLMORE STREET



APPRAISAL

7-14

OWNER: Guong Yook Tong et ux
 PROPERTY ADDRESS: 1862 Fillmore Street

PARCEL NO. 677-23
 DATE ACQ: 5-8-58

OWNER'S ADDRESS: Unknown

IRS: \$64.90
 CONSID: \$59,000 Ind.
 BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & apt.

ASSESSED VALUE: Land \$ 11,270.00
 Impe. 8,750.00
 \$ 20,020.00

TAXES: \$ 1,663.66

LAND: DIMENSION 50 x 100 = 5,000 ✓

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 50 =

2 st. fr, and stucco bldg. with 6 stores and/or Offices at street level, 10-2 rm. apts. and 7 sleeping rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	5,000 s.f. @ \$5.60	\$ 28,000
Improvements		
Store	4,800 s.f. @ \$5.00	\$24,000 ✓
Rooms	4,842 s.f. @ 2.50	12,105 ✓
		<u>36,105</u>
		64,105

\$64,100

MARKET COMPARISON:

Sales Most Comparable 683-12, -13; 678-8; 648-11
 5,000 s.f. @ \$ 12.50 \$

62,500 ✓

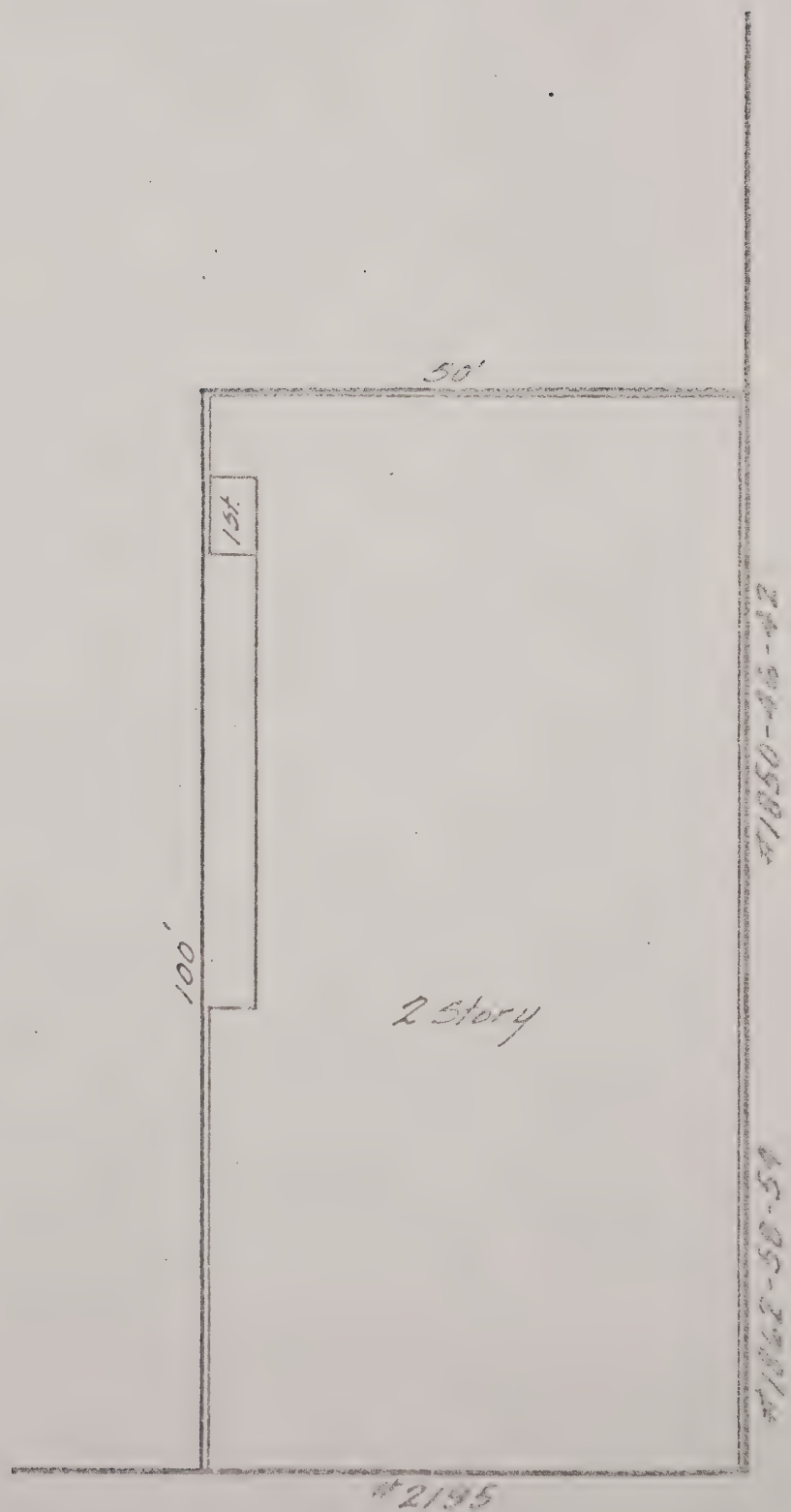
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Cafe	Owner		150
Barber	75		75
Ins. Office	85		85
Optometrist	85		85
Cleaners	Vac.		75
Paint St.	85		85
10-2 rm.) (L) 160			200 ✓
7 S.R.)			<u>755</u> x 80

60,400 ✓

LAND \$ 28,000
 IMPROVEMENTS 34,000

MARKET VALUE OF PROPERTY \$ 62,000 ✓



BUSH STREET

FILLMORE STREET



APPRAISAL

7-13

OWNER: Otis Powell et ux
PROPERTY ADDRESS: 2129 Bush Street

PARCEL NO. 677-25
DATE ACQ: 8-25-43

OWNER'S ADDRESS: 1652 W. 71st St., Los Angeles

IRS: \$4.40
CONSID: NS
BEST USE: Apts.

ZONING: C-2

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,000.00
Imps. 1,000.00
\$ 2,000.00

TAXES: \$ 166.20

LAND: DIMENSION 25 x 100 = 2,500

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. bldg. with brick front containing 1-5 rm. flat and 4 housekeeping rms. There is a 2-rm. apt. to the rear of the main bldg. There is only 1 bath serving the housekeeping rooms.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.60	\$ 11,500	
Improvements	2,100 s.f. @ \$3.00	6,300	
		<u>17,800</u>	\$17,800

MARKET COMPARISON:

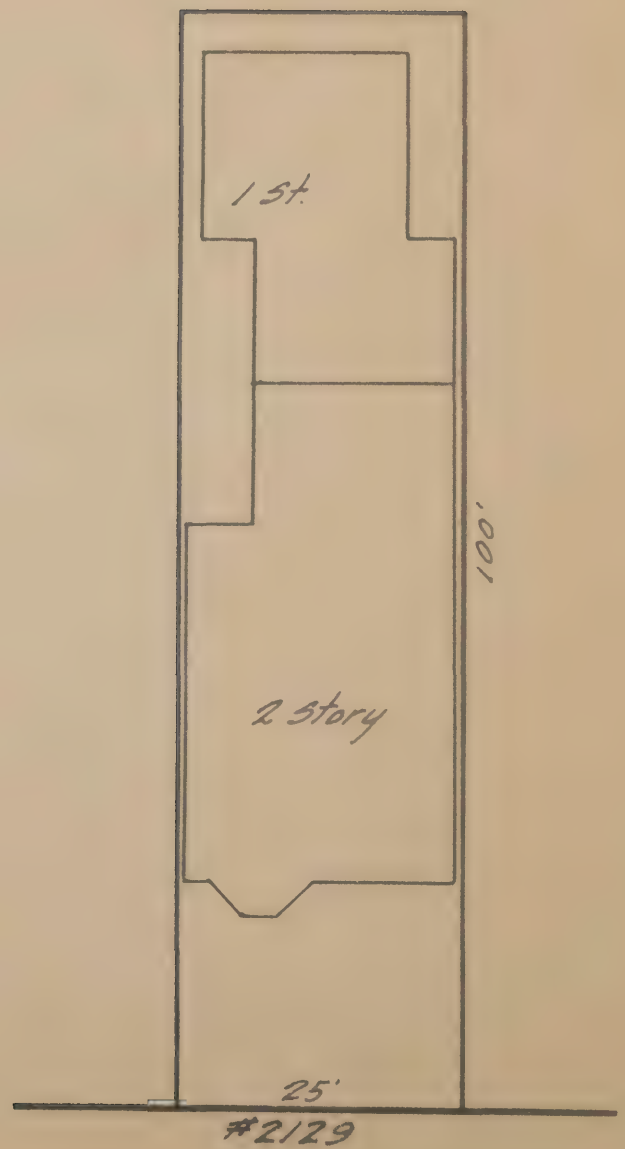
Sales Most Comparable	679-8;	676-15	
	2,500 s.f. @ \$ 7.50	\$ 18,750	18,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	85		85
1-2 rm.	?		50
4 hskg. rms.	\$5/wk.		75
			<u>210 x 90</u>
			18,900

LAND	\$ 11,500
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 18,500



BUSH STREET



APPRAISAL

7-12

OWNER: Gustave Adolph Reising et ux
PROPERTY ADDRESS: 2127 Bush Street

PARCEL NO. 677-26
DATE ACQ: 12-19-44

OWNER'S ADDRESS: 2226 Bush Street

IRS: No
CONSID: NS
BEST USE: Com.

ZONING: C-2 PRESENT USE: Warehouse

ASSESSED VALUE: Land \$ 1,100.00
Imps. 600.00
\$ 1,700.00

TAXES: \$ 141.28

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Good

Effective Age 20

1 st. fr. warehouse.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.60	\$ 11,500	
Improvements			
Warehouse	1,975 s.f. @ 3.00	5,925	
		<u>17,425</u>	\$17,400

MARKET COMPARISON:

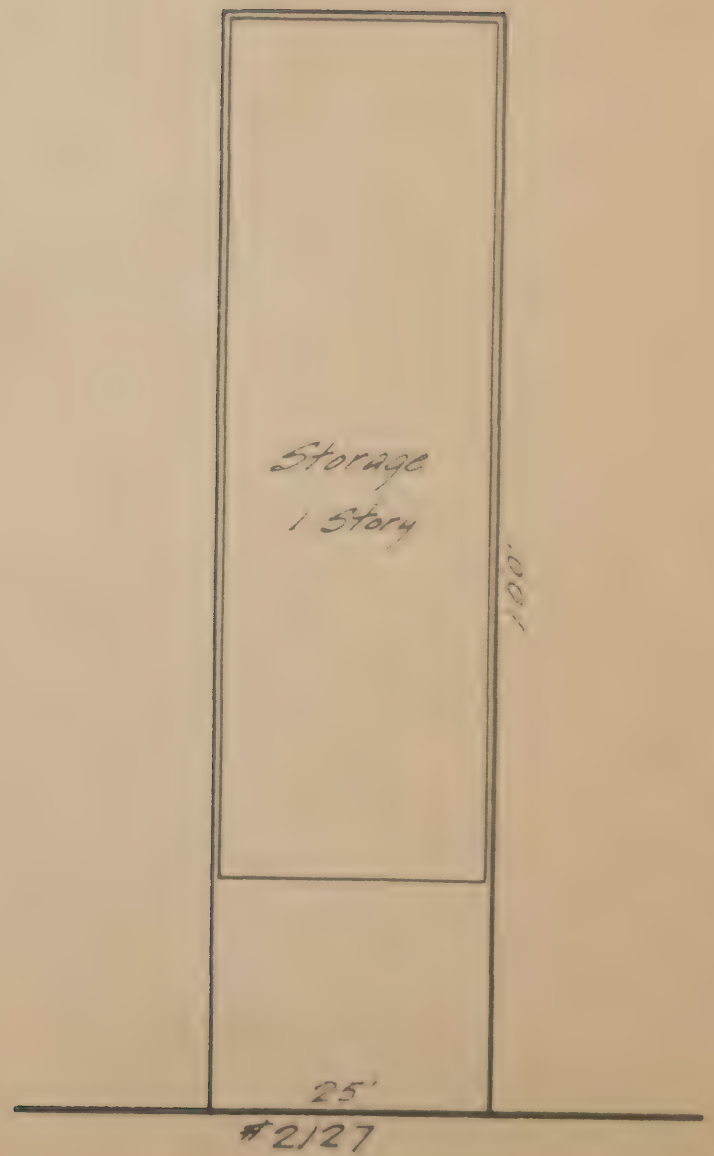
Sales Most Comparable	674-7; 674-8 (Land sales)	
2,500 s.f. @ \$ 7.00	\$	17,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Warehouse Owner			200 x 90
			18,000

LAND	\$ 11,500
IMPROVEMENTS	6,000

MARKET VALUE OF PROPERTY \$ 17,500



BUSH STREET





APPRAISAL

OWNER: Theodore H. Segall et al
PROPERTY ADDRESS: 2125 Bush Street

PARCEL NO. 677-27
DATE ACQ: 10-1-59

OWNER'S ADDRESS: 117 Greenbank Ave., Piedmont

IRS: No
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,350.00
Imps. 900.00
\$ 2,250.00

TAXES: \$ 186.98

LAND: DIMENSION 27.33± x 137.5 = 3,750 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

High basement, 2 st. fr. dwelling used as 2-4 rm. flats and 1-5 rm. flat.

On rear of lot there is a 1 and 2 st. fr. bldg. used as garage and loft space. Very poor condition.

SUMMATION APPROACH:

Rounded to

Land	3,750 s.f. @ \$4.67±	\$17,500	
Improvements			
Main bldg.	2,536 s.f. @ \$2.00	\$5,072	
Rear	2,767 s.f. nominal	500	
		5,572	
		23,072	\$23,100

MARKET COMPARISON:

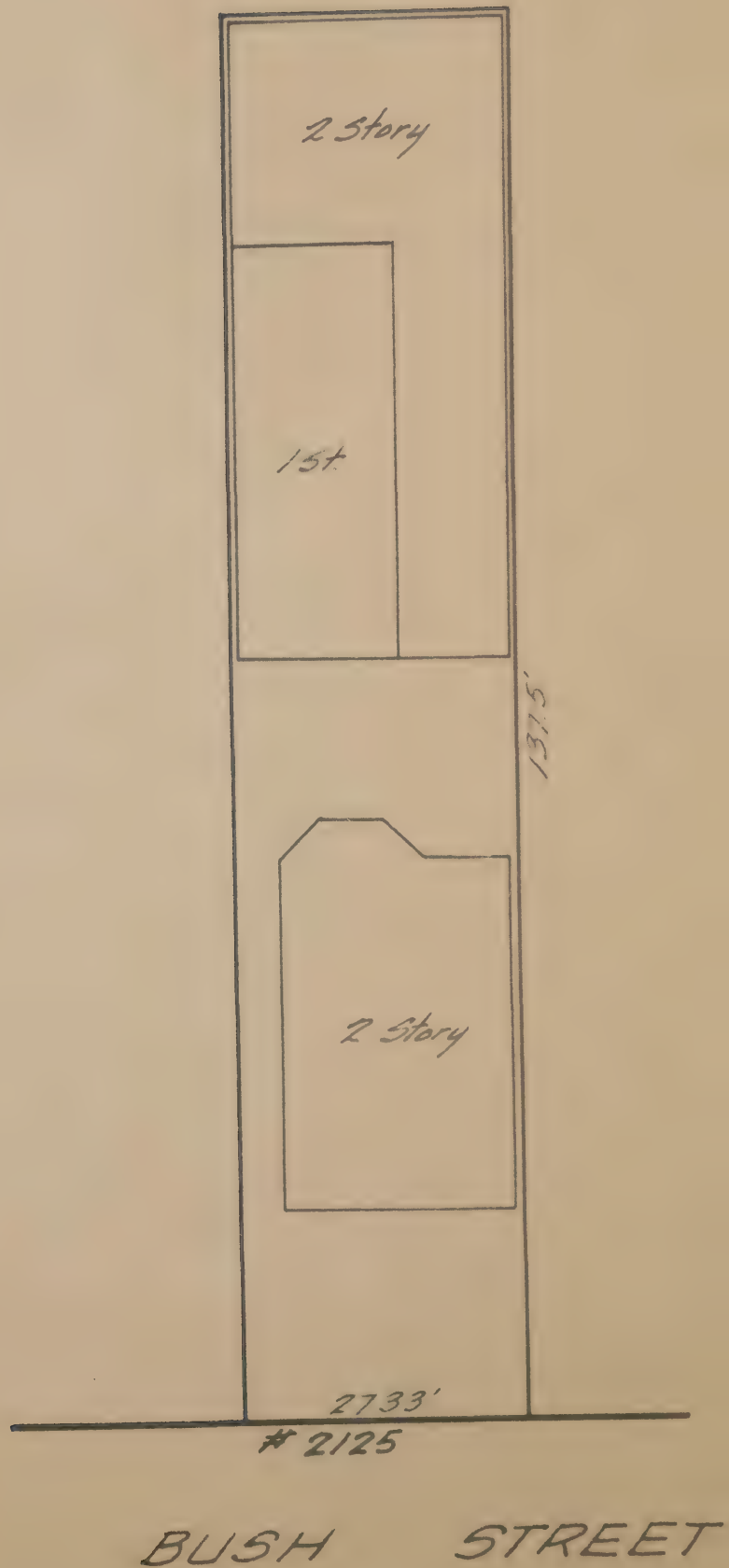
Sales Most Comparable	681-10; 687-25; 660-37	
3,750	s.f. @ \$ 6.25	\$ 23,438
		23,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	Vac.		50
1-4 rm.	85		75
1-5 rm.	115		90
Loft space	70		70
			285 x 80
			22,800

LAND	\$ 17,500
IMPROVEMENTS	5,500

MARKET VALUE OF PROPERTY \$ 23,000





APPRAISAL

7-10

OWNER: Jewel Estell et ux
 PROPERTY ADDRESS: 2123 Bush Street (28)
 2121 Bush Street (29)
 OWNER'S ADDRESS: 2121 Bush Street

PARCEL NO. 677-28,-29
 DATE ACQ: 3-16-55 &
 9-28-50
 IRS: \$13.55 & 10.45
 CONSID: NS
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,630.00
 Imps. 2,400.00
 \$ 5,030.00

TAXES: \$ 418.00

LAND: DIMENSION 31 x 137.5 (28) = 8,021 s.f.
 27.33 x 137.5 (29)

IMPROVEMENTS: Condition Fair Effective Age 70 ±

(28) High basement, 2 st. fr. dwelling with a 3-rm. apt. in
 bsmt. and 2-4 rm. flats above. A 2-car gar. and shop
 behind the main bldg.

(29) Same as above except no garage in rear.

SUMMATION APPROACH:

Rounded to

Land 8,021 s.f. @ \$4.61± \$ 37,000
 Improvements
 (28) 2,488 s.f. @ \$2.00 \$4,976
 Shed & garage 400
 (29) 2,364 s.f. @ 2.00 4,728
 Shed 200
 10,304
 47,304

\$47,300

MARKET COMPARISON:

Sales Most Comparable 681-10; 687-25; 660-37
 8,021 s.f. @ \$ 6.00

\$ 48,126

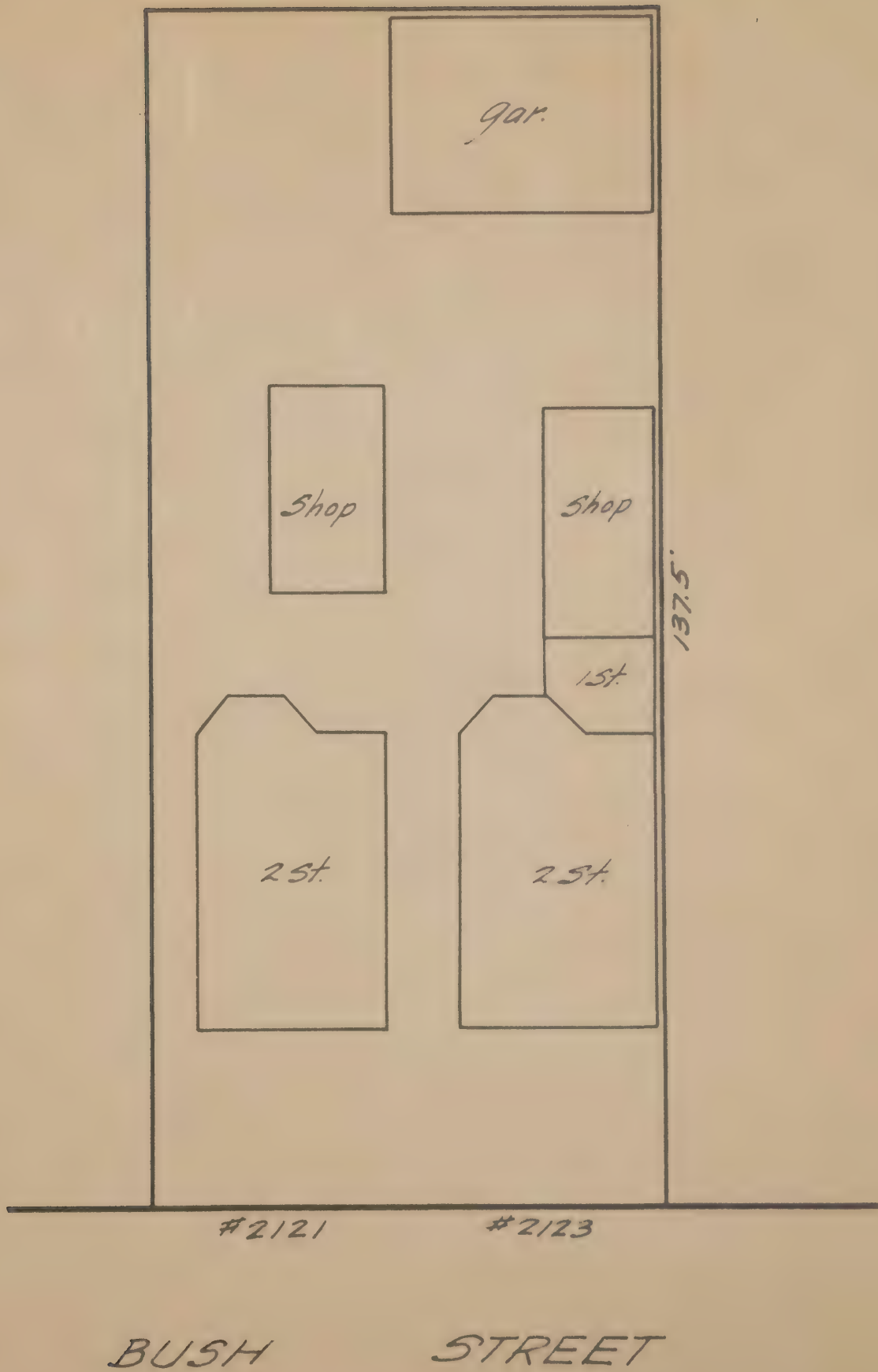
48,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-3 rm.	Vac.		100	
3-4 rm.	70	80	240	
1-4 rm.	Owner		90	
			430 x 110	47,300

LAND \$ 37,000
 IMPROVEMENTS 10,500

MARKET VALUE OF PROPERTY \$ 47,500





APPRAISAL

OWNER: Donald F. Flynn
PROPERTY ADDRESS: 2119 Bush Street

PARCEL NO. 677-30
DATE ACQ: 12-8-61

OWNER'S ADDRESS: 142 A Presidio Ave.

IRS: \$24.20
CONSID: \$22,000 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,400.00
Imps. 1,500.00
\$ 2,900.00

TAXES: \$ 241.00

LAND: DIMENSION 31 x 137.5 = 4,263

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70

High basement, 2 st. fr. bldg. with 1-3 rm. apt. in basement,
2-2 rm. apts. on 1st flr. and 2-2 rm. apts. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	4,263 s.f. @ \$4.57+	\$ 19,500	
Improvements	2,919 s.f. @ 1.50	4,379	
		<u>23,879</u>	\$23,900

MARKET COMPARISON:

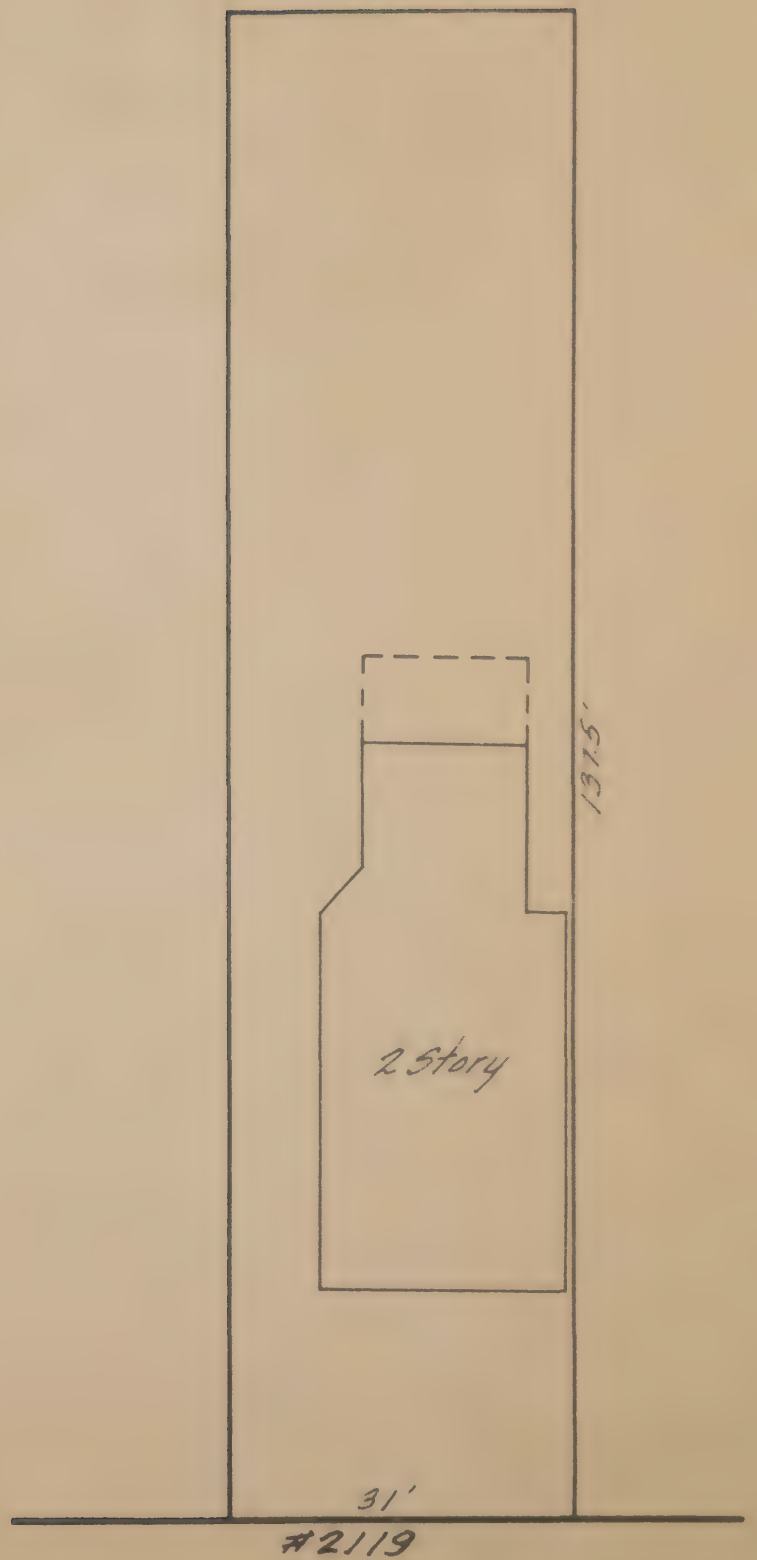
Sales Most Comparable	681-10; 687-25; 666-37		
	4,263 s.f. @ \$ 5.75	\$ 24,512	24,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	Refused		50	
4-2 rm.	Refused		200	
			<u>250</u>	
			x 95 =	
			23,750	23,800

LAND	\$ 19,500
IMPROVEMENTS	<u>4,500</u>

MARKET VALUE OF PROPERTY \$ 24,000



BUSH STREET





APPRAISAL

OWNER: S. R. Vance et al
PROPERTY ADDRESS: 2117 Bush Street

PARCEL NO. 677-31
DATE ACQ: Various

OWNER'S ADDRESS: 2117 Bush Street

IRS:
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,230.00
Imps. 1,150.00
\$ 2,380.00

TAXES: \$ 197.78

LAND: DIMENSION 27.33 x 137.5 = 3,758 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70

Front - High basement 2 st. fr. bldg. with a 3-rm. apt. in bsmt.,
2-2 rm. apts. on ea. 1st and 2nd flrs.

Rear - 1 st. fr. res. with 4 rms. in poor condition.

SUMMATION APPROACH:

Rounded to

Land	3,758 s.f. @ \$4.66±	\$ 17,500	
Improvements			
Front	2,364 s.f. @ \$2.00	\$4,728	
Rear	822 s.f. @ 1.50	1,233	
		5,961	
		<u>23,461</u>	\$23,500

MARKET COMPARISON:

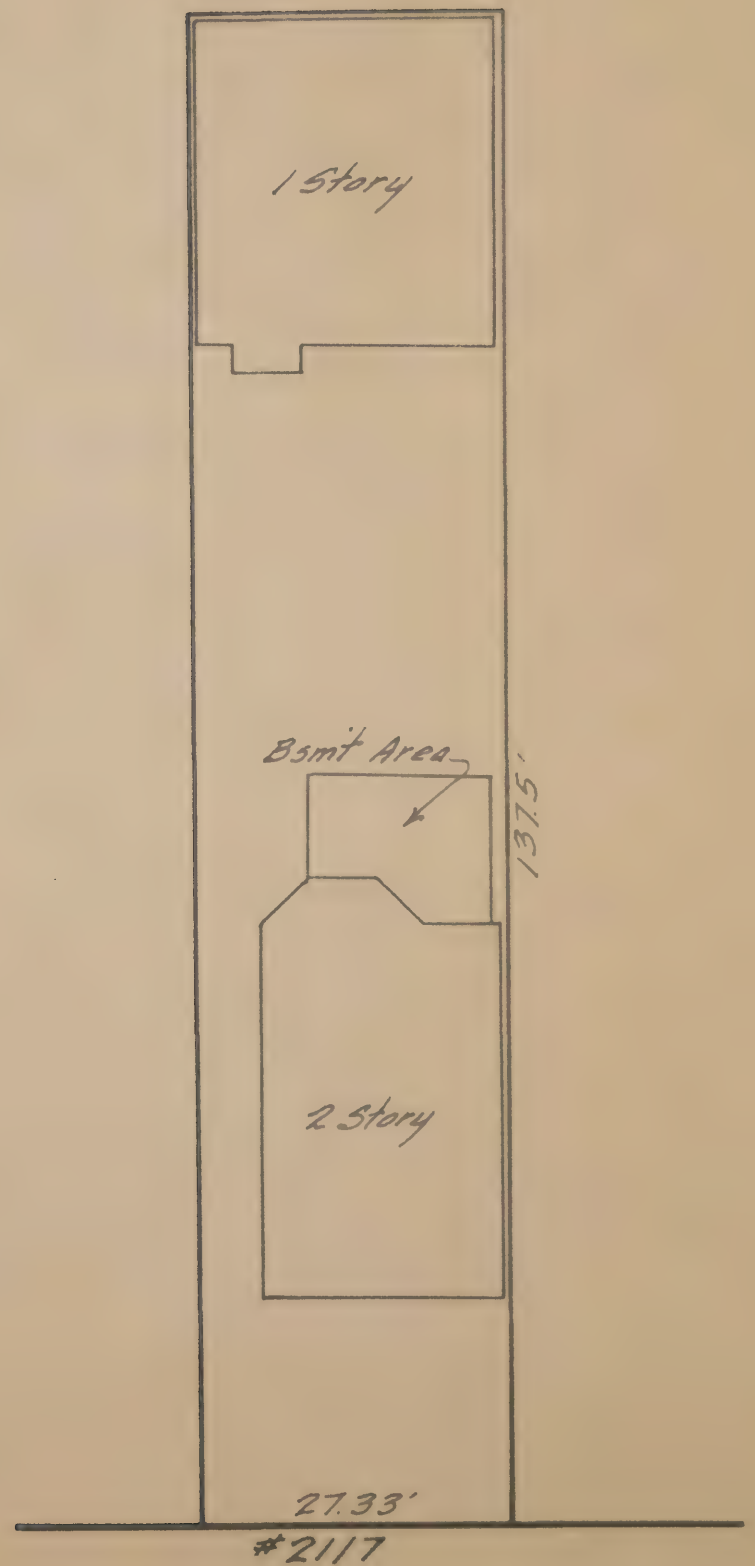
Sales Most Comparable	677-30; 681-10;		
	3,758 s.f. @ \$ 6.25	\$ 23,488	23,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	Owner		50	
4-2 rm.	40		160	
1-4 rm.	50		65	
			<u>275</u>	
			x 85 =	
			23,375	23,400

LAND	\$ 17,500
IMPROVEMENTS	6,000

MARKET VALUE OF PROPERTY \$ 23,500



BUSH STREET



APPRAISAL

7-7

OWNER: Brack Beasley et ux
PROPERTY ADDRESS: 2115 Bush Street

PARCEL NO. 677-32
DATE ACQ: 10-5-51

OWNER'S ADDRESS: Unknown

IRS: \$15.40
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,400.00
Impr. 1,500.00
\$ 2,900.00

TAXES: \$ 164.54

LAND: DIMENSION 31 x 137.5 = 4,263 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

High basement, 2 st. fr. bldg. with 1-4 rm. apt. on ea. of 3 flrs.

SUMMATION APPROACH:

Rounded to

Land	4,263 s.f. @ \$4.57±	\$ 19,500	
Improvements	2,364 s.f. @ \$1.75	\$4,137	
	Shed	100	
		4,237	
		23,737	\$23,700

MARKET COMPARISON:

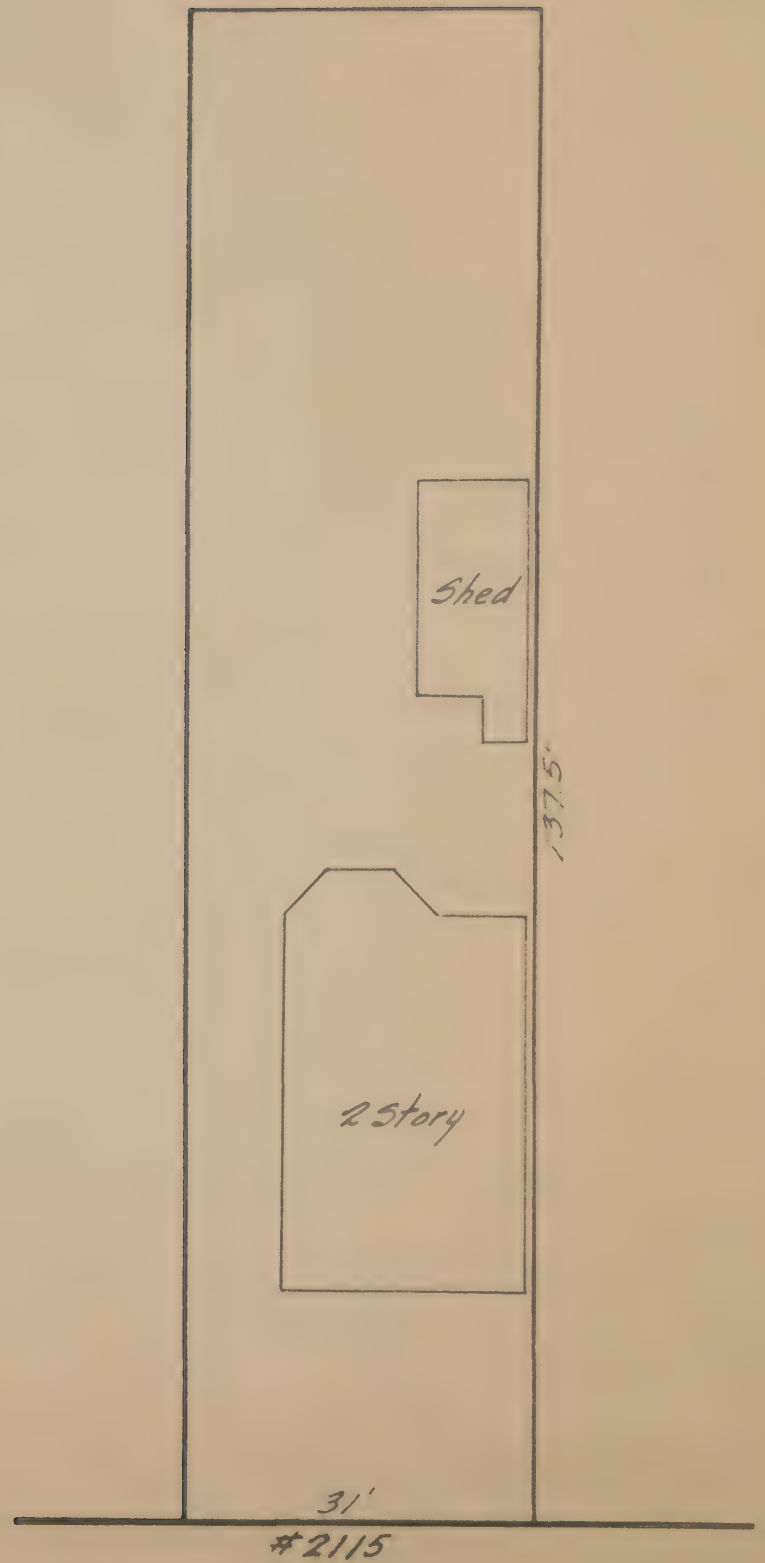
Sales Most Comparable	677-30; 681-10;		
4,263	s.f. @ \$ 5.75	\$ 24,512	24,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
1-4 rm.	\$ 65	\$	\$ 65	
1-4 rm.	65		65	
1-4 rm.	70		70	
			200 x 120	24,000

LAND	\$ 19,500
IMPROVEMENTS	4,500

MARKET VALUE OF PROPERTY \$ 24,000



BUSH STREET



APPRAISAL

7-5

OWNER: Ben Candler, Jr. et ux
PROPERTY ADDRESS: 2109-11 Bush Street

PARCEL NO. 677-32A
DATE ACQ: 1-20-58

OWNER'S ADDRESS: 2111 Bush Street

IRS: No
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,030.00
 Imps. 2,700.00
 \$ 3,730.00

TAXES: \$ 309.96

LAND: DIMENSION 28 x 79.83 = 2,235 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

High basement, 2 st. fr. bldg. (asbestos siding) with 2-2 rm.,
2-3 rm. and 1-4 rm., 1-6 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	2,235 s.f. @ \$4.47±	\$ 10,000	
Improvements	4,828 s.f. @ 2.00	9,656	
		<u>19,656</u>	\$19,700

MARKET COMPARISON:

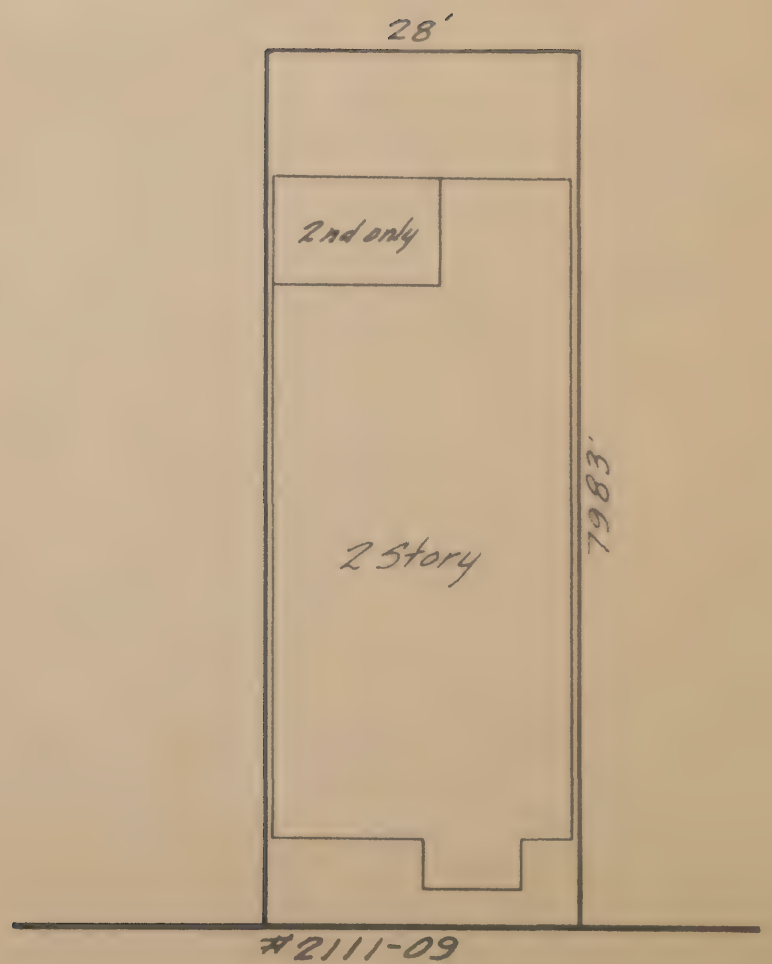
Sales Most Comparable	660-2; 660-11; 677-30		
	2,235 s.f. @ \$ 9.00	\$ 20,115	20,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-2 rm.	40	3 flats @	75	
1-2 rm.	45			
1-3 rm.	50			
1-3 rm.	100			
1-4 rm.	63			
1-6 rm.	100			
(only 3 bathrooms)				
			225 x 90 =	
			20,250	20,300

LAND	\$ 10,000
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY \$ 20,000



BUSH STREET



APPRAISAL

OWNER: California Pac. Title Ins. Co.
 PROPERTY ADDRESS: 2107 Bush Street

PARCEL NO. 677-33
 DATE ACQ: 8-17-61

OWNER'S ADDRESS: 148 Montgomery

IRS: \$15.40
 CONSID: \$14,000
 BEST USE: Apts.

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 830.00
 Imps. 400.00
 \$ 1,230.00

TAXES: \$ 102.22

LAND: DIMENSION 23 x 75 = 1,725

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70

2 st. fr. res. containing 7 rms.

SUMMATION APPROACH:

Rounded to

Land 1,725 s. f. @ \$4.93+
 Improvements 1,862 s. f. @ 3.00

\$ 8,500
 5,586
 14,086

\$14,100

MARKET COMPARISON:

Sales Most Comparable 686-6; 662-24
 1,725 s. f. @ \$ 8.00

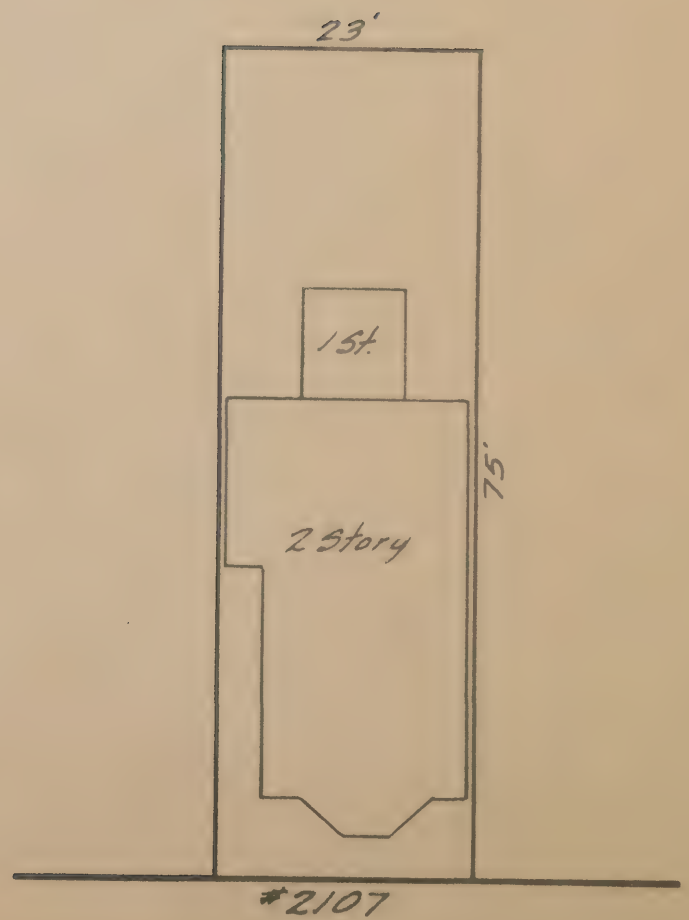
\$ 13,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 8,500
 IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 14,000



BUSH STREET





APPRAISAL

7-3

OWNER: Clair Quinnine et ux
PROPERTY ADDRESS: 2105 Bush Street

PARCEL NO. 677-34
DATE ACQ: 3-6-47

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 830.00
Imps. 400.00
\$ 1,230.00

TAXES: \$ 102.22

LAND: DIMENSION 23 x 75 = 1,725

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. res. containing 7 rms.

SUMMATION APPROACH:

Rounded to

Land	1,725 s.f. @ \$4.93±	\$ 8,500	
Improvements			
House	1,862 s.f. @ \$3.00	\$5,586	
Sheds		100	
			5,686
			14,186

\$14,200

MARKET COMPARISON:

Sales Most Comparable 686-6; 662-24
1,725 s.f. @ \$ 8.00

\$

13,800

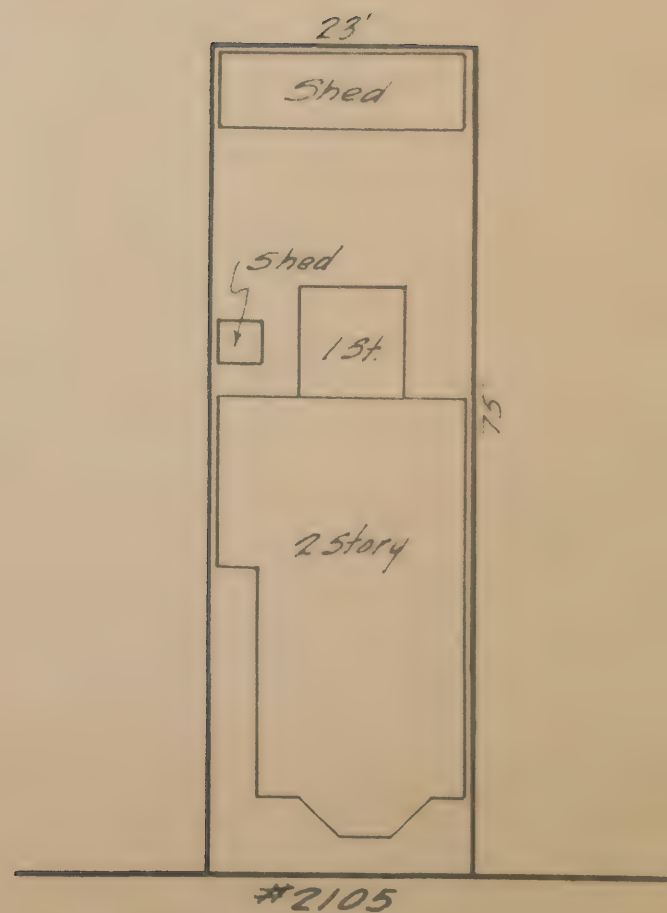
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

Owner rents 4 single rooms on weekly basis but there is only 1 bath. Therefore, the property is treated as a single family res.

LAND	\$ 8,500
IMPROVEMENTS	5,500

MARKET VALUE OF PROPERTY \$ 14,000



BUSH STREET



APPRAISAL

7-2

OWNER: California Pac. Title Ins. Co.
PROPERTY ADDRESS: 2103 Bush Street

PARCEL NO. 677-35
DATE ACQ: 8-24-61

OWNER'S ADDRESS: 148 Montgomery

IRS: \$16.50
CONSID: \$15,000 Ind.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 830.00
Imps. 400.00
\$ 1,230.00

TAXES: \$ 102.22

LAND: DIMENSION 23 x 75 = 1,725

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 75 ±

2 st. fr. res. containing 7 rooms. The owner occupies the lower 3 rooms and rents the upper 4 rooms on a weekly basis. There is only 1 bath.

SUMMATION APPROACH:

Rounded to

Land	1,725 s.f. @ \$4.93+	\$ 8,500
Improvements	1,781 s.f. @ 3.00	5,343
		<u>13,843</u>

\$13,800

MARKET COMPARISON:

Sales Most Comparable 686-6; 662-24
1,725 s.f. @ \$ 8.00

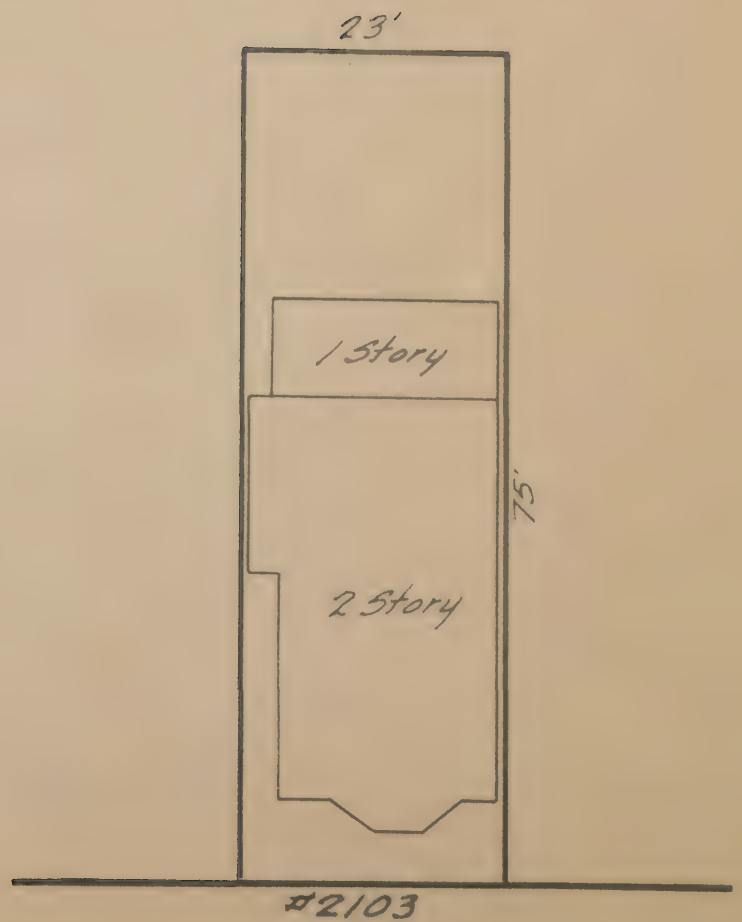
\$ 13,800

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 8,500
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 14,000



BUSH STREET



APPRAISAL

7-33

OWNER: James Harrison Moeller
PROPERTY ADDRESS: #6 Cottage Row

PARCEL NO. 677-36
DATE ACQ: 6-15-61

OWNER'S ADDRESS: 1200 40th Ave.

IRS: \$13.75
CONSID: \$12,500
BEST USE: Same

ZONING: R-3

PRESENT USE: Res.

ASSESSED VALUE: Land \$ 325.00
Imps. 500.00
\$ 825.00

TAXES: \$ 68.56

LAND: DIMENSION 20 x 28.5 = 570 s.f.

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

2 st. fr. dwelling with 5 rms. No street frontage. Access by private path between Bush and Sutter Streets.

SUMMATION APPROACH:

Rounded to

Land 570 s.f. @ \$10.53+ \$ 6,000
Improvements 1,000 s.f. @ 5.00 5,000

\$11,000

MARKET COMPARISON:

Sales Most Comparable 659-19; 687-33
570 s.f. @ \$ 20.00

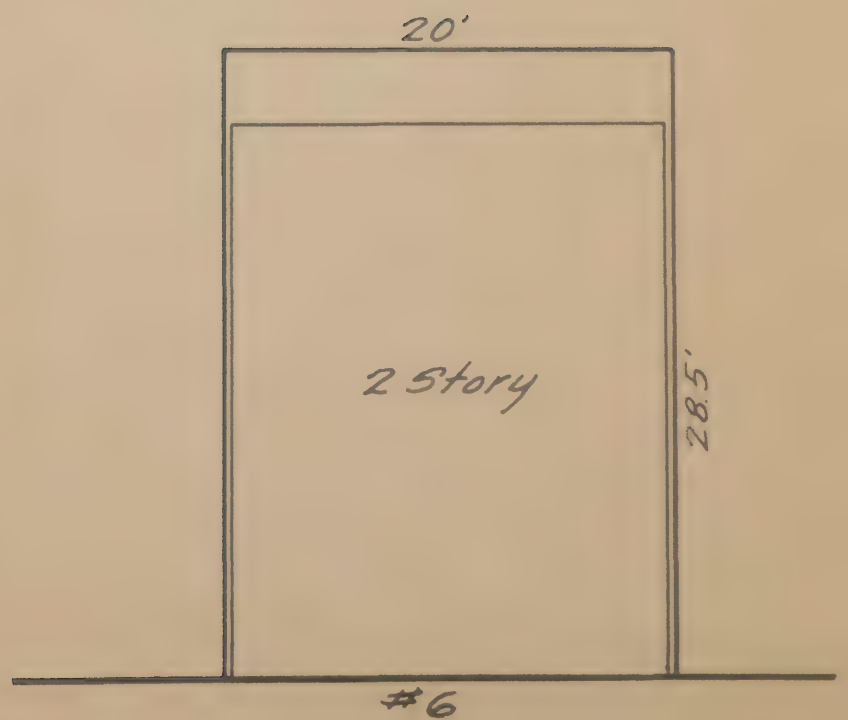
\$ 11,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,000
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 11,000



COTTAGE ROW



APPRAISAL

7-34

OWNER: Horace W. Moore et ux
PROPERTY ADDRESS: #5 Cottage Row

PARCEL NO. 677-37
DATE ACQ: 10-12-56

OWNER'S ADDRESS: Unknown

IRS: \$1.10
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 325.00
Imps. 500.00
\$ 825.00

TAXES: \$ 68.56

LAND: DIMENSION 20 x 28.5 = 570 s.f. s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

2 st. fr. dwelling with 5 rms. No street frontage. Access by private path between Bush and Sutter Streets.

SUMMATION APPROACH:

Rounded to

Land 570 s.f. @ \$10.53+ \$ 6,000
Improvements 1,000 s.f. @ 5.00 5,000

\$11,000

MARKET COMPARISON:

Sales Most Comparable 659-19; 687-33
570 s.f. @ \$ 20.00

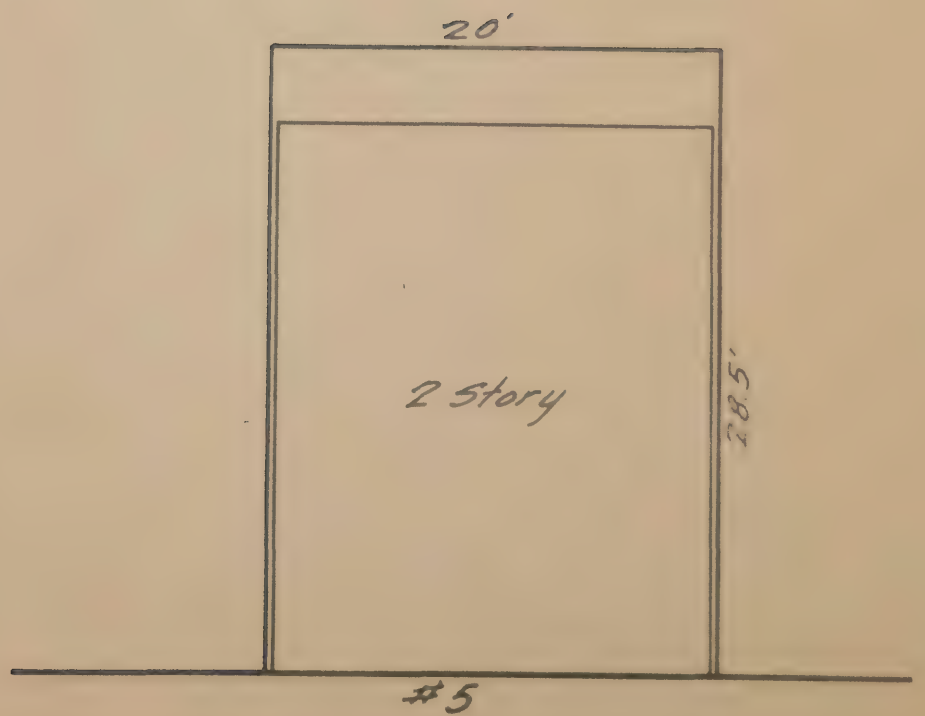
\$ 11,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,000
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 11,000



COTTAGE ROW



APPRAISAL

OWNER: Johnnie Johnson et ux
PROPERTY ADDRESS: #1 Cottage Row

PARCEL NO. 677-39
DATE ACQ: 7-17-56

OWNER'S ADDRESS: #1 Cottage Row

IRS: \$4.40
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 325.00
 Imps. 500.00
 \$ 825.00

TAXES: \$ 68.56

LAND: DIMENSION 20 x 28.5 = 571±

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40

2 st. fr. dwelling with 5 rms. No street frontage. Access by private path between Bush and Sutter Streets.

SUMMATION APPROACH:

Rounded to

Land 571± s. f. @ \$10.51+ \$ 6,000
Improvements 1,000 s. f. @ 5.00 5,000

\$11,000

MARKET COMPARISON:

Sales Most Comparable 659-9; 687-33
571± s. f. @ \$ 20.00

\$ 11,420

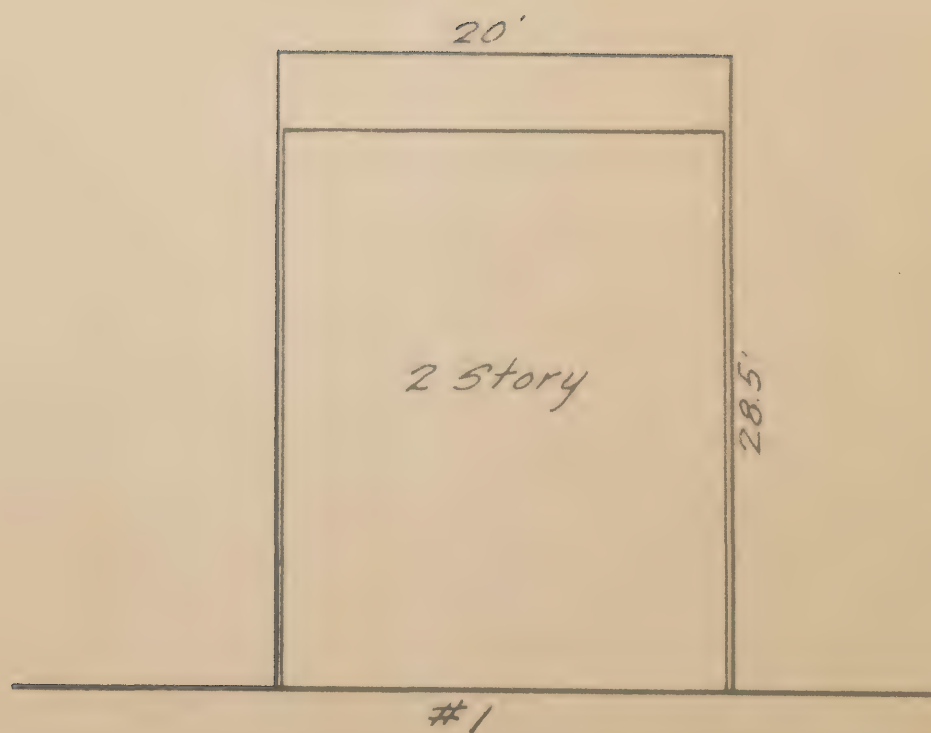
11,400

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND \$ 6,000
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 11,000



COTTAGE ROW



APPRAISAL

OWNER: Epimaco Mansueto et ux
PROPERTY ADDRESS: #3 Cottage Row

PARCEL NO. 677-40
DATE ACQ: 11-15-56

OWNER'S ADDRESS: #3 Cottage Row

IRS: \$1.10
CONSID: NC
BEST USE: Same

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 325.00
Imps. 500.00
\$ 825.00

TAXES: \$ 68.56

LAND: DIMENSION 20 x 28.5 = 570

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

2 st. fr. dwelling with 5 rms. No street frontage. Access by private path between Bush and Sutter Streets.

SUMMATION APPROACH:

Rounded to

Land 570 s. f. @ \$10.53+ \$ 6,000
Improvements 1,000 s. f. @ 5.00 5,000

\$11,000

MARKET COMPARISON:

Sales Most Comparable 659-19; 687-33
570 s. f. @ \$ 20.00

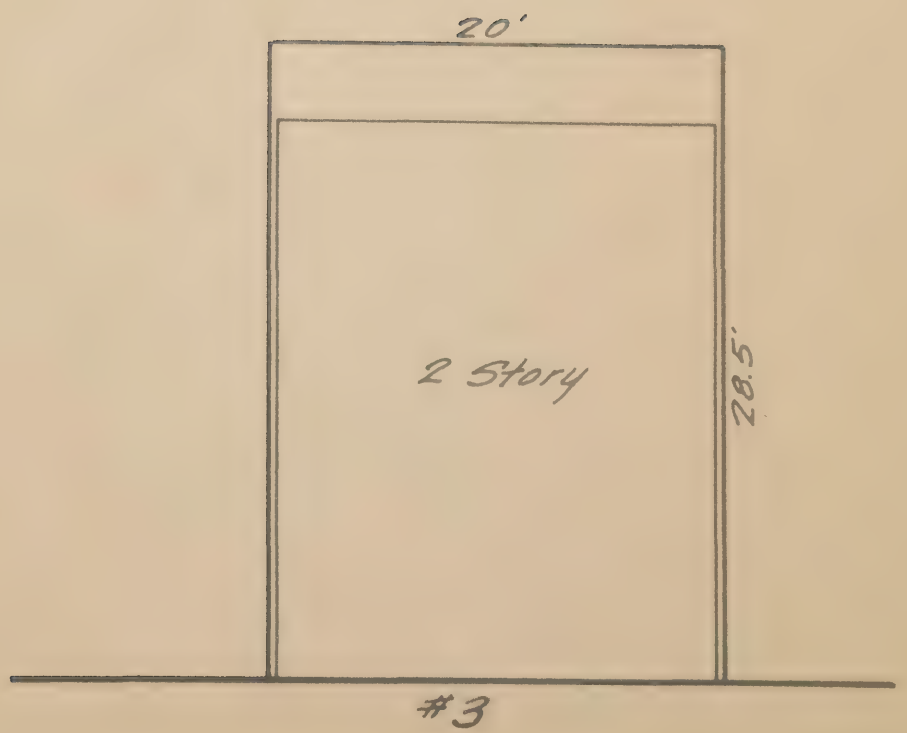
\$ 11,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,000
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 11,000



COTTAGE ROW





APPRAISAL

7-36

OWNER: Robert Burton Olson
PROPERTY ADDRESS: #2 Cottage Row

PARCEL NO. 677-41
DATE ACQ: 7-5-61

OWNER'S ADDRESS: Unknown

IRS: \$15.40
CONSID: \$13,500
BEST USE: Same

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 325.00
Imps. 500.00
\$ 825.00

TAXES: \$ 68.56

LAND: DIMENSION 20 x 28.5 = 570

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

2 st. fr. dwelling with 5 rms. No street frontage.
Access by private path between Bush and Sutter Streets.

SUMMATION APPROACH:

Rounded to

Land 570 s.f. @ \$10.53+ \$ 6,000
Improvements 1,000 s.f. @ 5.00 5,000

\$11,000

MARKET COMPARISON:

Sales Most Comparable 659-19; 687-33
570 s.f. @ \$ 20.00

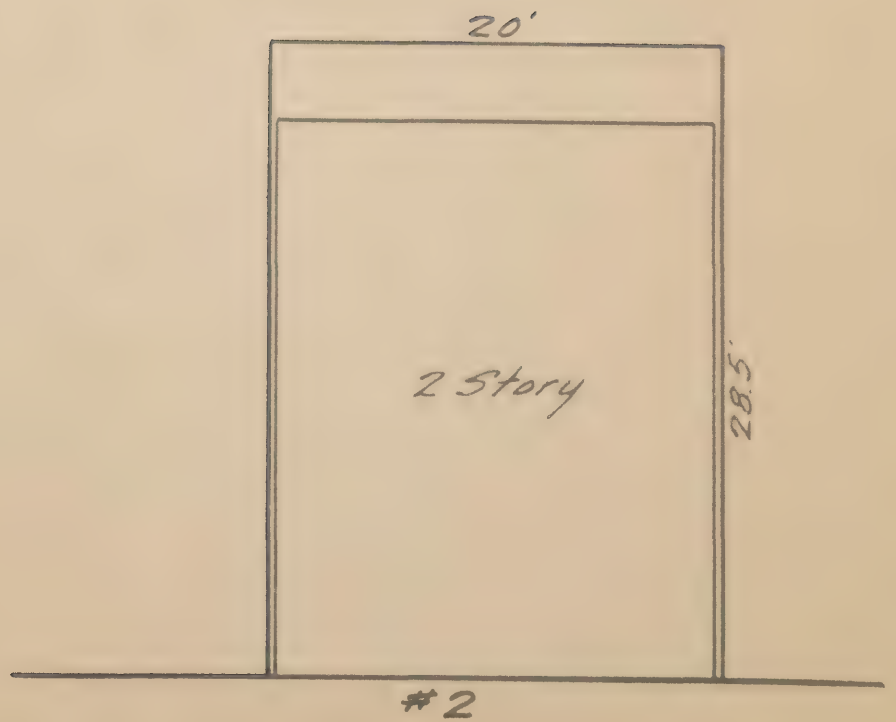
\$ 11,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,000
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 11,000



COTTAGE ROW



APPRAISAL

OWNER: Bruno Belli et al
PROPERTY ADDRESS: 4 Cottage Row

PARCEL NO. 677-42
DATE ACQ: 6-11-45

OWNER'S ADDRESS: 240 Anza Vista Ave.

IRS: No
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 325.00
Imps. 500.00
\$ 825.00

TAXES: \$ 68.56

LAND: DIMENSION 20 x 28.5 = 570

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40

2 st. fr. dwelling with 5 rms. No street frontage.
Access by private path between Bush and Sutter Streets.

SUMMATION APPROACH:

Rounded to

Land 570 s.f. @ \$10.53+ \$6,000
Improvements 1,000 s.f. @ 5.00 5,000

\$11,000

MARKET COMPARISON:

Sales Most Comparable 659-19; 687-33
570 s.f. @ \$ 20.00

\$

11,400

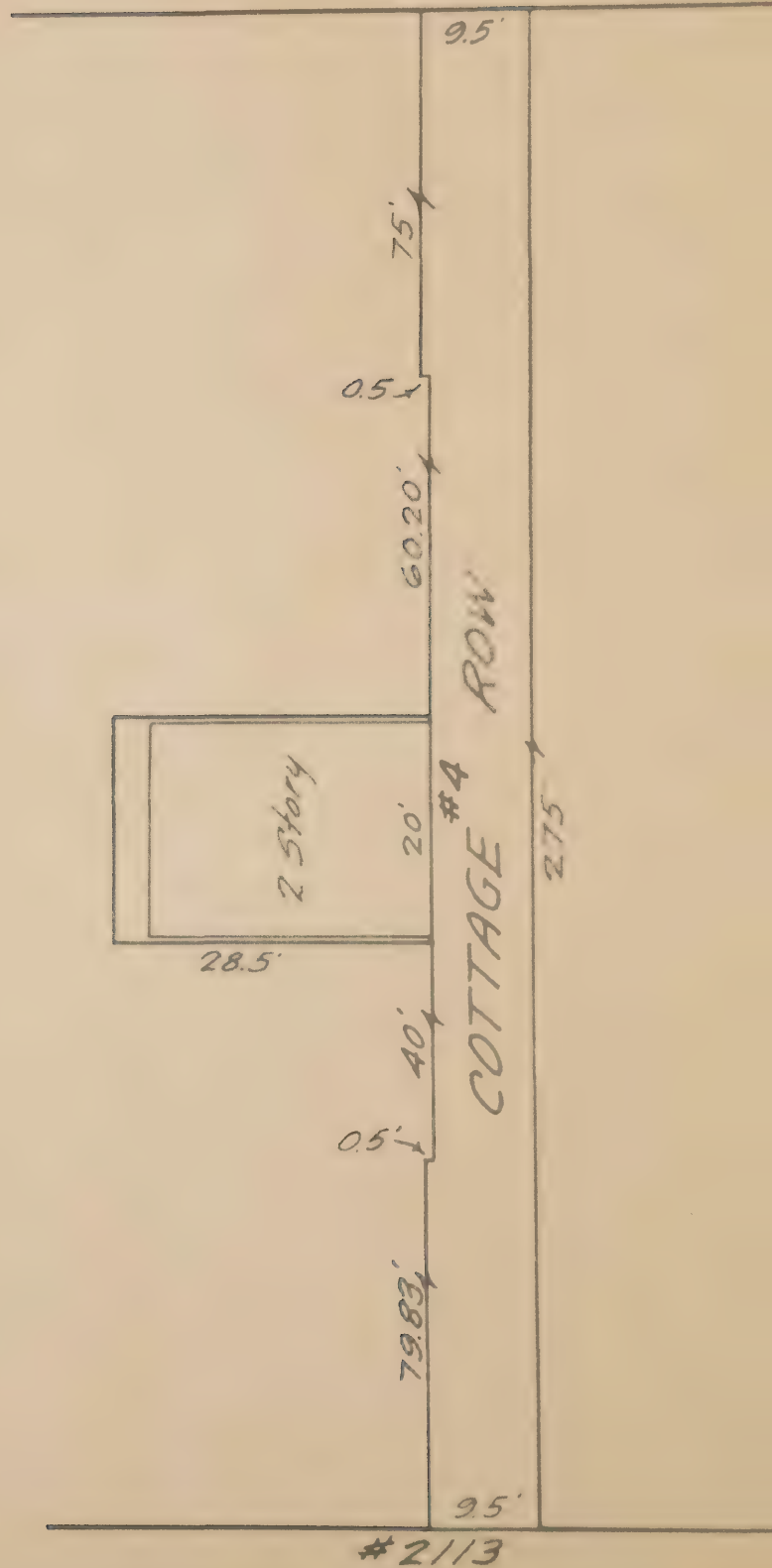
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,000
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 11,000

SUTTER STREET



BUSH STREET



APPRAISAL

OWNER: Son Collins et ux
PROPERTY ADDRESS: 1719 Webster Street

PARCEL NO. 677-43
DATE ACQ: 9-15-58

OWNER'S ADDRESS: 1719 Webster Street

IRS: \$4.95
CONSID: \$9,750 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 675.00
Imps. 750.00
\$ 1,425.00

TAXES: \$ 118.42

LAND: DIMENSION 16.92 x 100 = 1,692 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

High basement, 2 st. fr. str. with common wall and 9 rooms. All owner occupied.

SUMMATION APPROACH:

Rounded to

Land	1,692 s.f. @ \$4.73±	\$ 8,000	
Improvements	2,511 s.f. @ 1.00	2,511	
		<u>10,511</u>	\$10,500

MARKET COMPARISON:

Sales Most Comparable	687-25A; 674-10		
	1,692 s.f. @ \$ 6.75	\$ 11,421	11,400

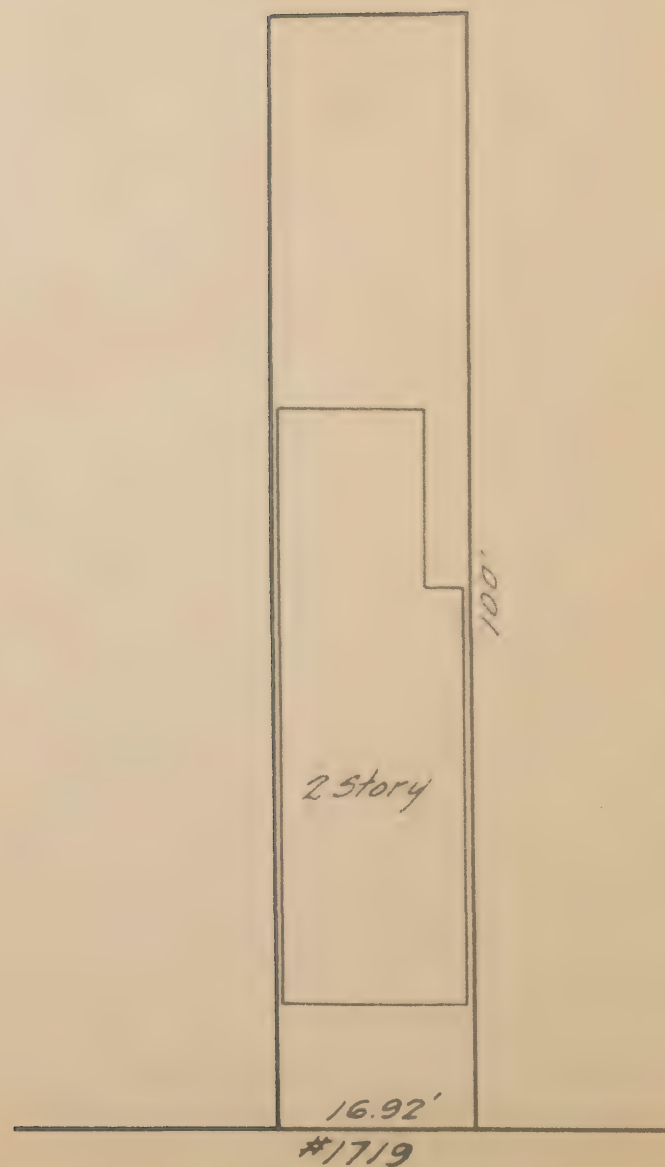
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
3-3 rm.	Owner		
			$\frac{50}{150} \times 75 = 11,250$
			11,300

LAND	\$ 8,000
IMPROVEMENTS	<u>3,000</u>

MARKET VALUE OF PROPERTY \$ 11,000

6



WEBSTER STREET



APPRAISAL

7-30

OWNER: Angel Bugaran et ux
PROPERTY ADDRESS: 1717 Webster Street

PARCEL NO. 677-44
DATE ACQ: 9-15-58

OWNER'S ADDRESS: 1717 Webster Street

IRS: \$5.50
CONSID: \$10,250 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 655.00
Imps. 1,100.00
\$ 1,755

TAXES: \$ 71.06

LAND: DIMENSION 16.42 x 100 = 1,642 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

High basement, 2 st. fr. str. with common wall and 9 rms.
All owner occupied.

SUMMATION APPROACH:

Rounded to

Land	1,642 s.f. @ \$4.87+	\$ 8,000	
Improvements	3,525 s.f. @ 1.00	3,525	
		<u>11,525</u>	\$11,500

MARKET COMPARISON:

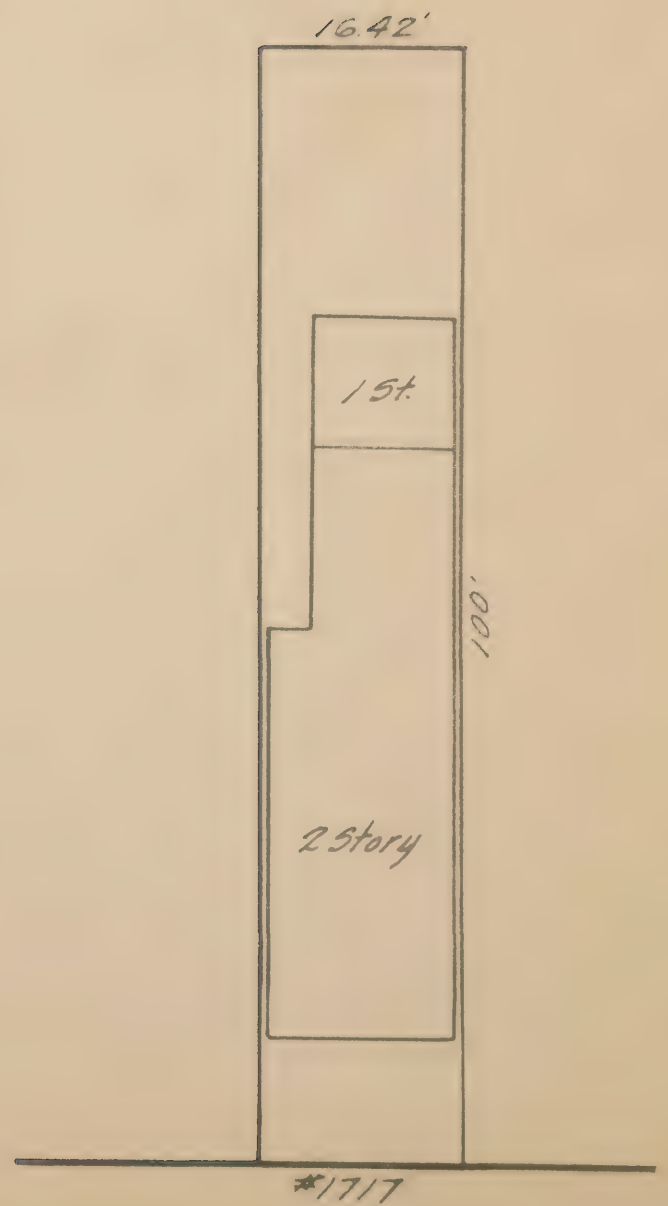
Sales Most Comparable	687-25A; 674-10		
	1,642 s.f. @ \$ 6.85	\$ 11,248	11,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
3-3 rm.	Owner		
			$\frac{50}{150} \times 75 = 11,250$
			11,300

LAND	\$ 8,000
IMPROVEMENTS	<u>3,000</u>

MARKET VALUE OF PROPERTY \$ 11,000



WEBSTER STREET

BLOCK 678

	NAME	LAND	IMPS.	TOTAL
-3	Calif.Pac.Title Ins.Co.	\$ 13,000	\$ 25,000	\$ 38,000 ✓
-4	Albert H. Reinert	26,000	58,500	84,500 ✓
-5	Hattie Morris	13,000	12,000	25,000 ✓
-6	Robert J. Byington	13,000	13,500	26,500 ✓
-7	Western Title Ins. Co.	29,000	45,000	74,000 ✓
-8	Willie E. Frazier	16,000	8,000	24,000 ✓
-9	Frederick Menz	16,000	9,000	25,000 ✓
-10	James J. Franklin	16,000	11,000	27,000 ✓
-13	Wilbell Co., a partnership	16,000	10,000	26,000 ✓
-14	Santos M. Sabio	18,500	13,000	31,500 ✓
-14A	John S. Durakov	18,500	13,500	32,000 ✓
15,-16	Florence J. Weisbaum	88,000	40,000	128,000 ✓
-21	Albert H. Reinert	17,000	3,500	20,500 ✓
-22	Elvezia L. Chenoweth	17,000	11,000	28,000 ✓
-23	Eugene Brooks et ux	17,000	4,000	21,000 ✓
-24	Les K. Matsumura	35,000	30,000	65,000 ✓
-25	Arverter Scroggis	16,000	11,800	27,800 ✓
-26	George J. Kiesel	32,000	18,000	50,000 ✓
-27	The Church of God in Christ	32,000	50,000	82,000 ✓
		<u>\$449,000</u>	<u>\$386,800</u>	<u>\$835,800</u>





APPRAISAL

8-21

OWNER: California Pacific Title Ins. Co. PARCEL NO. 678-3
 PROPERTY ADDRESS: 1843-47 Fillmore Street DATE ACQ: 12-19-52

OWNER'S ADDRESS: 148 Montgomery Street IRS: No
 ZONING: C-2 PRESENT USE: Com. & Apt. CONSID: NS
 BEST USE: Same

ASSESSED VALUE: Land \$ 3,500.00
 Impe. 4,050.00
 \$ 7,550.00 TAXES: \$ 627.40

LAND: DIMENSION 25 x 100 = 2,500 s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

4 st. fr. and stucco bldg. with a store on 1st flr, office on 2nd flr. and apts. on 3rd and 4th flrs.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$5.20±	\$ 13,000	
Improvements	8,380 s.f. @ 3.00	25,140	
		<u>38,140</u>	\$38,100

MARKET COMPARISON:

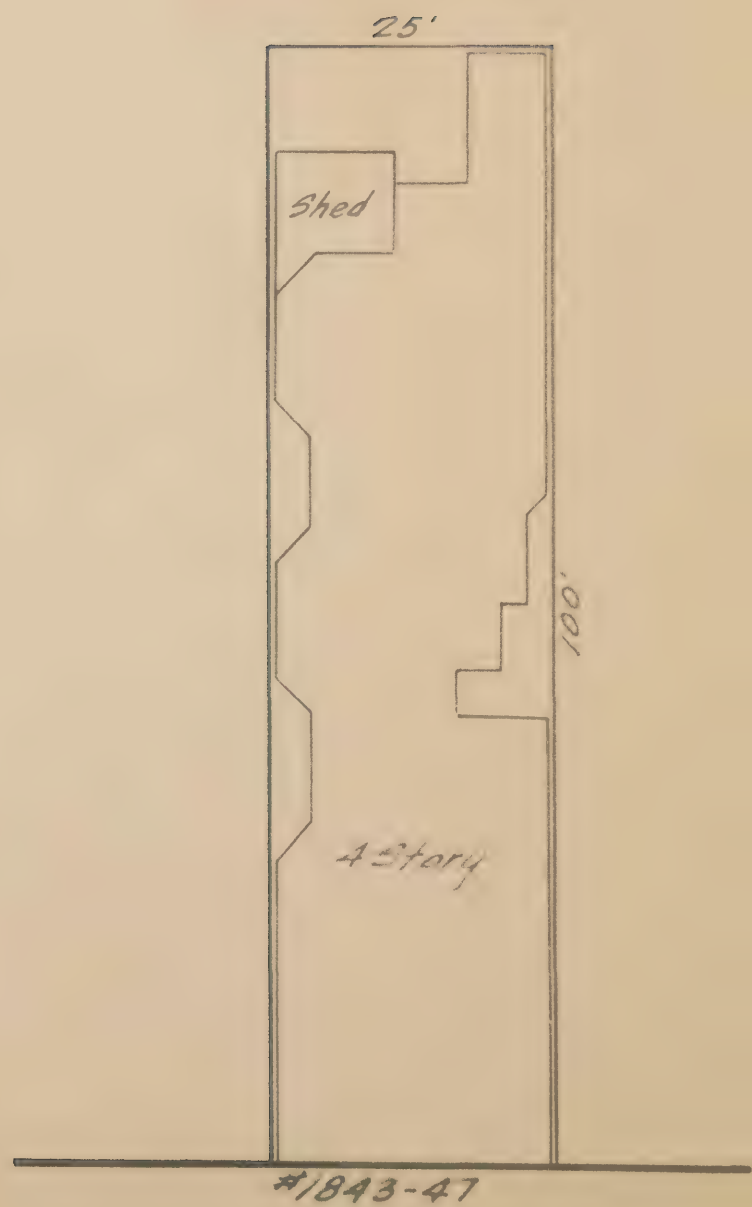
Sales Most Comparable 684-22; 659-1; 666-12
 2,500 s.f. @ \$ 15.00 \$ 37,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Cafe	165	165	165	
Office	Owner	150	150	
2 flats	80	80	160	
			<u>475</u> x 85 =	
			40,375	40,400

LAND	\$ 13,000
IMPROVEMENTS	<u>25,000</u>

MARKET VALUE OF PROPERTY \$ 38,000



FILLMORE STREET

APPRAISAL

8-20

OWNER: Albert H. Reinert
PROPERTY ADDRESS: 1833 Fillmore Street

PARCEL NO. 678-4
DATE ACQ: 4-1-51

OWNER'S ADDRESS: 1833 Fillmore Street
ZONING: C-2 PRESENT USE: Store

IRS: No
CONSID: NS
BEST USE: Same

ASSESSED VALUE: Land \$ 7,000.00
Impe. 7,400.00
\$ 14,400.00

TAXES: \$ 1,196.64

LAND: DIMENSION 50 x 100 = 5,000

s.f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

2 st. brick bldg. with full basement and mezzanine used as furniture store. Has sidewalk freight elevator and passenger elevator.

SUMMATION APPROACH:

Rounded to

Land	5,000 s.f. @ \$5.20	\$ 26,000	
Improvements	11,500 s.f. @ 5.00 (incl. basement)	<u>57,500</u>	\$83,500

MARKET COMPARISON:

Sales Most Comparable	666-6A; 678-15, -16		
5,000	s.f. @ \$ 17.00	\$	85,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
A11	Owner		650 x 130
			84,500

LAND	\$ 26,000
IMPROVEMENTS	<u>58,500</u>

MARKET VALUE OF PROPERTY \$ 84,500



APPRAISAL

OWNER: Hattie Morris et al
 PROPERTY ADDRESS: 1819-25 Fillmore Street

PARCEL NO. 678-5
 DATE ACQ: 4-9-54

OWNER'S ADDRESS: c/o Sobel et al
 775 Pine Lane., San Rafael
 ZONING: C-2 PRESENT USE: Com. & Apt.

IRS:
 CONSID: NS
 BEST USE: Same

ASSESSED VALUE: Land \$ 3,500.00
 Imps. 3,750.00
 \$ 7,250.00

TAXES: \$ 602.48

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. bldg. with stores on street flr. and 2-7 rm.
 flats above.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$5.20	\$ 13,000	
Improvements	6,339 s.f. @ 2.00	12,678	
		<u>25,678</u>	\$25,700

MARKET COMPARISON:

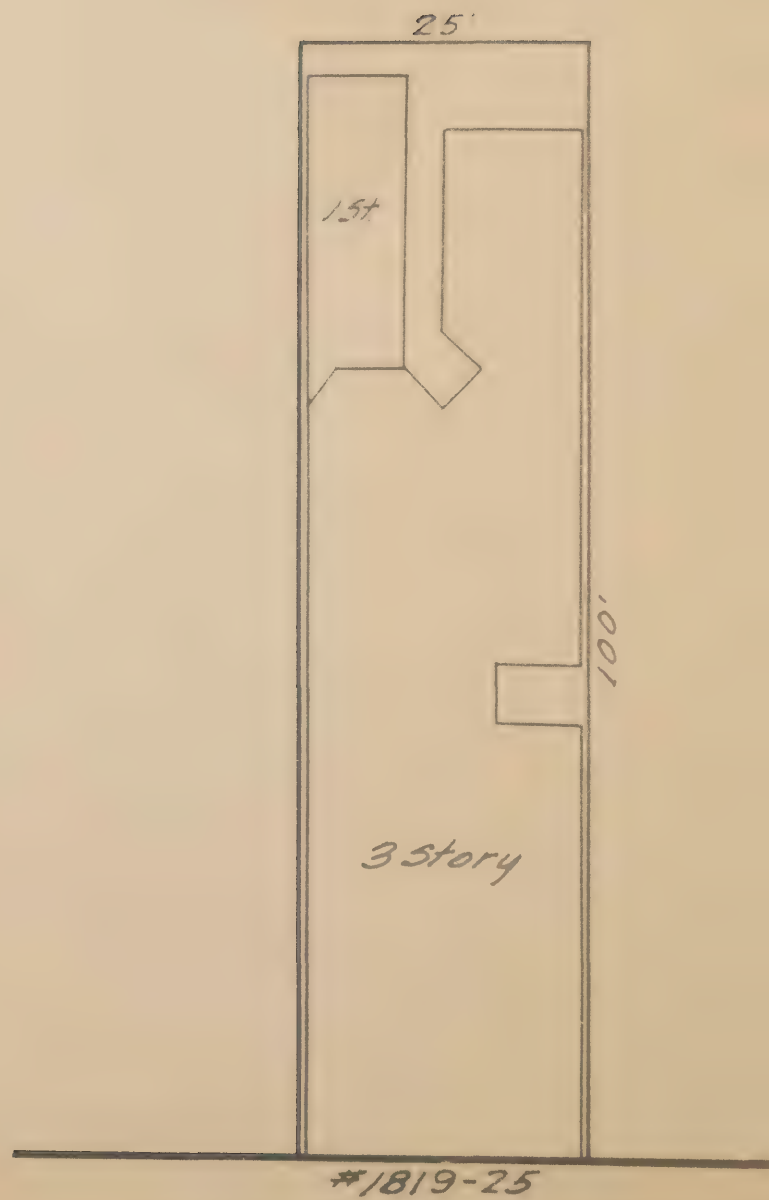
Sales Most Comparable 678-8; 666-12; 654-3
 2,500 s.f. @ \$ 10.00 \$ 25,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Cafe	50		75	
1-7 rm.	85		85	
1-7 rm.	?		85	
			<u>245</u> x 100	24,500

LAND	\$ 13,000
IMPROVEMENTS	<u>12,000</u>

MARKET VALUE OF PROPERTY \$ 25,000



FILLMORE STREET











APPRAISAL

4-9

OWNER: Florence J. Weisbaum
 PROPERTY ADDRESS: 1822 Steiner (16)
 2076-92 Sutter & 1800-20 Steiner (15)
 OWNER'S ADDRESS: Unknown

PARCEL NO. 678-15, -16
 DATE ACQ. 6-5-61
 IRS: \$101.20
 CONSID: \$110,000
 BEST USE: Same

ZONING: (15) C-2
 (16) R-4

PRESENT USE: Com.

ASSESSED VALUE: Land \$ 10,980.00
 Imps. 10,400.00
 \$ 21,380

TAXES: \$ 1,776.68

LAND: DIMENSION 102.5 x 137.5 = 16,844
 27.5 x 100

s. f.

IMPROVEMENTS: Condition Good-Fair

Effective Age 30 ±

1 st. brick bldg. containing stores, warehouse, and garage.
 New roof in 1961.

SUMMATION APPROACH:

Rounded to

Land	16,844 s.f. @ \$5.22±	\$ 88,000	
Improvements	16,279 s.f. @ 2.50	40,698	
		128,698	\$128,700

MARKET COMPARISON:

Sales Most Comparable	666-6A; 673-9 (Land)		
16,844	s.f. @ \$ 7.25	\$ 122,119	122,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Garage-L	250		250	
Advertiser-L	175		200	
2 st. rms.-L	125		125	
Shoe repair	50		50	
Dressmaker-L	75		75	
Cafe - L	100		125	
Printer-L	125		150	
Grocery-L	225		225	
	\$1,125		1,200 x 110	132,000

LAND	\$ 88,000
IMPROVEMENTS	40,000

MARKET VALUE OF PROPERTY \$ 128,000

STEINER

#1822

1820

#1800

#2092-80

#2078-76

SUTTER STREET

100'

154.

102.5'

1 Story

275

25

1375



APPRAISAL

OWNER: Albert H. Reinert et al
PROPERTY ADDRESS: 2271 Bush Street

PARCEL NO. 678-21
DATE ACQ: 4-5-51

OWNER'S ADDRESS: 1833 Fillmore Street

IRS: No
CONSID: NS
BEST USE: Apt.

ZONING: R-4 PRESENT USE: Warehouse

ASSESSED VALUE: Land \$ 1,360.00
Impe. 700.00
\$ 2,060.00

TAXES: \$ 171.18

LAND: DIMENSION 27.5 x 137.5 = 3,781

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

One store fr. warehouse.

SUMMATION APPROACH:

Rounded to

Land	3,781 s. f. @ \$4.50±	\$ 17,000	
Improvements	3,781 s. f. @ 1.00	3,781	
		<u>20,781</u>	\$20,800

MARKET COMPARISON:

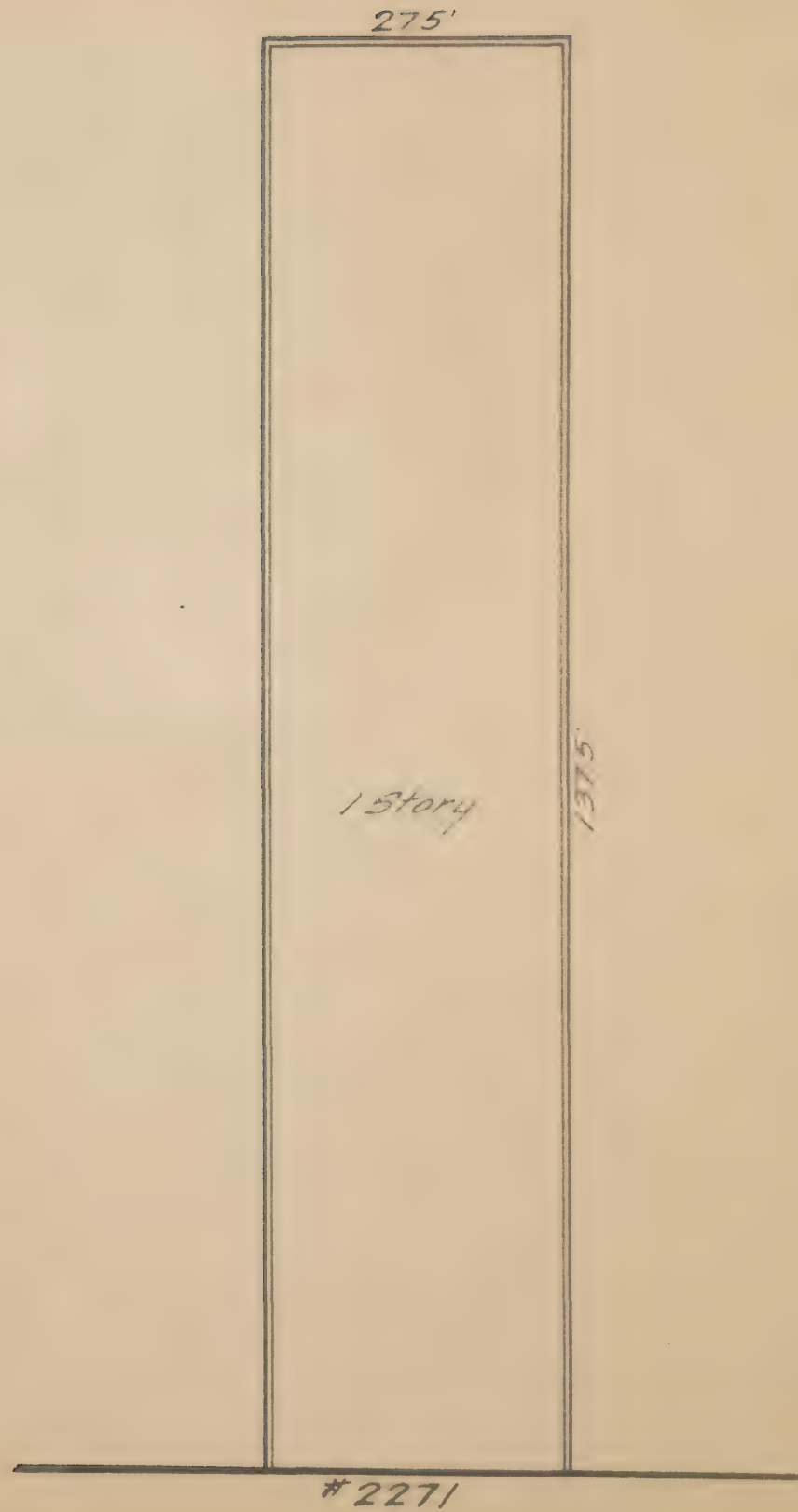
Sales Most Comparable	648-7; 674-7; 674-8 (Land)		
	3,781 s. f. @ \$ 5.50	\$ 20,796	20,800

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 17,000
IMPROVEMENTS	<u>3,500</u>

MARKET VALUE OF PROPERTY \$ 20,500



BUSH STREET



APPRAISAL

OWNER: Elvezia L. Chenoweth
 PROPERTY ADDRESS: 2265-67 Bush Street

PARCEL NO. 678-22
 DATE ACQ: 9-26-60

OWNER'S ADDRESS: c/o Byron F. Chenoweth
 2261 Bush Street
 ZONING: R-4 PRESENT USE: Apts.

IRS:
 CONSID: Decree
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,360.00
 Imps. 2,750.00
 \$ 4,110.00

TAXES: \$ 351.92

LAND: DIMENSION 27.5 x 137.5 = 3,781

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30 ±

Front - 2 st. fr. bldg. containing a 1-car garage, a 4 rm. apt.
 and a 5-rm. apt.

Rear - A poorly built 2 st. bldg. with garage and storage
 below and a 4-rm. apt. upstairs.

SUMMATION APPROACH:

Rounded to

Land 3,781 s.f. @ \$4.50± \$ 17,000

Improvements

Front - 2,133 s.f. @ \$3.50 \$7,466

Rear - 2,262 s.f. @ 1.50 3,393

10,859

27,859

\$27,900

MARKET COMPARISON:

Sales Most Comparable 662-20; 664-25; 685-19

3,781 s.f. @ \$ 8.00 \$ 30,248

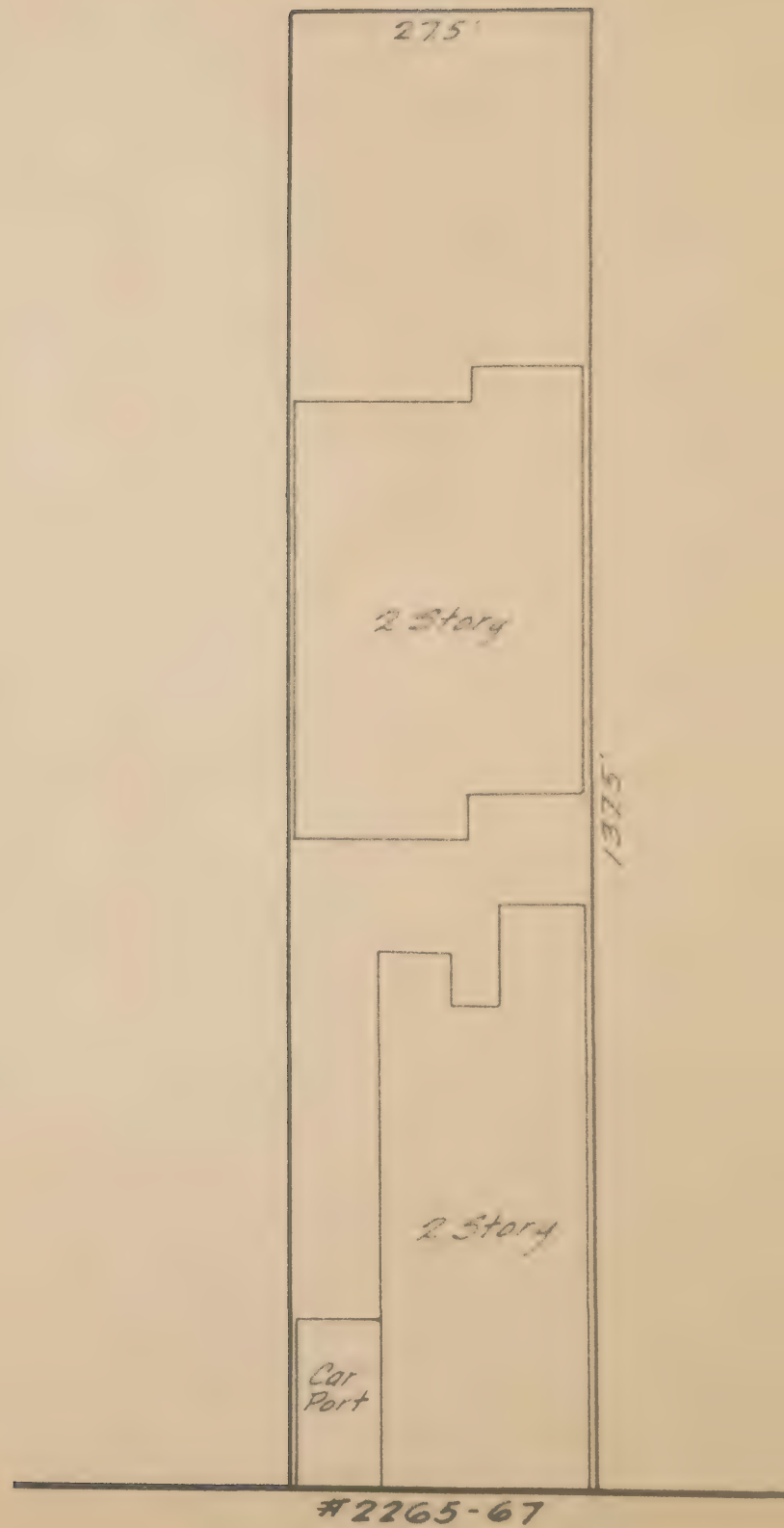
30,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	65		75	
1-5 rm.	50		80	
Garage			15	
Gar.&Stg.	Owner		50	
1-4 rm.	Owner		65	
			<u>285</u> x 100	28,500

LAND \$ 17,000
 IMPROVEMENTS 11,000

MARKET VALUE OF PROPERTY \$ 28,000



BUSH STREET



APPRAISAL

OWNER: Eugene Brooks et ux
PROPERTY ADDRESS: 2257-59 Bush Street

PARCEL NO. 678-23
DATE ACQ: 9-14-59

OWNER'S ADDRESS: 2257 Bush Street

IRS:
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,240.00
Imps. 800.00
\$ 2,040.00

TAXES: \$ 169.52

LAND: DIMENSION 27.5 x 137.5 = 3,781

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

High basement, 1 st. fr. bldg. with a 4-rm. flat down and 5-rm. flat up. A detached fr. garage.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50+	\$ 17,000	
Improvements	2,558 s.f. @ 1.50	3,837	
		<u>20,837</u>	\$20,800

MARKET COMPARISON:

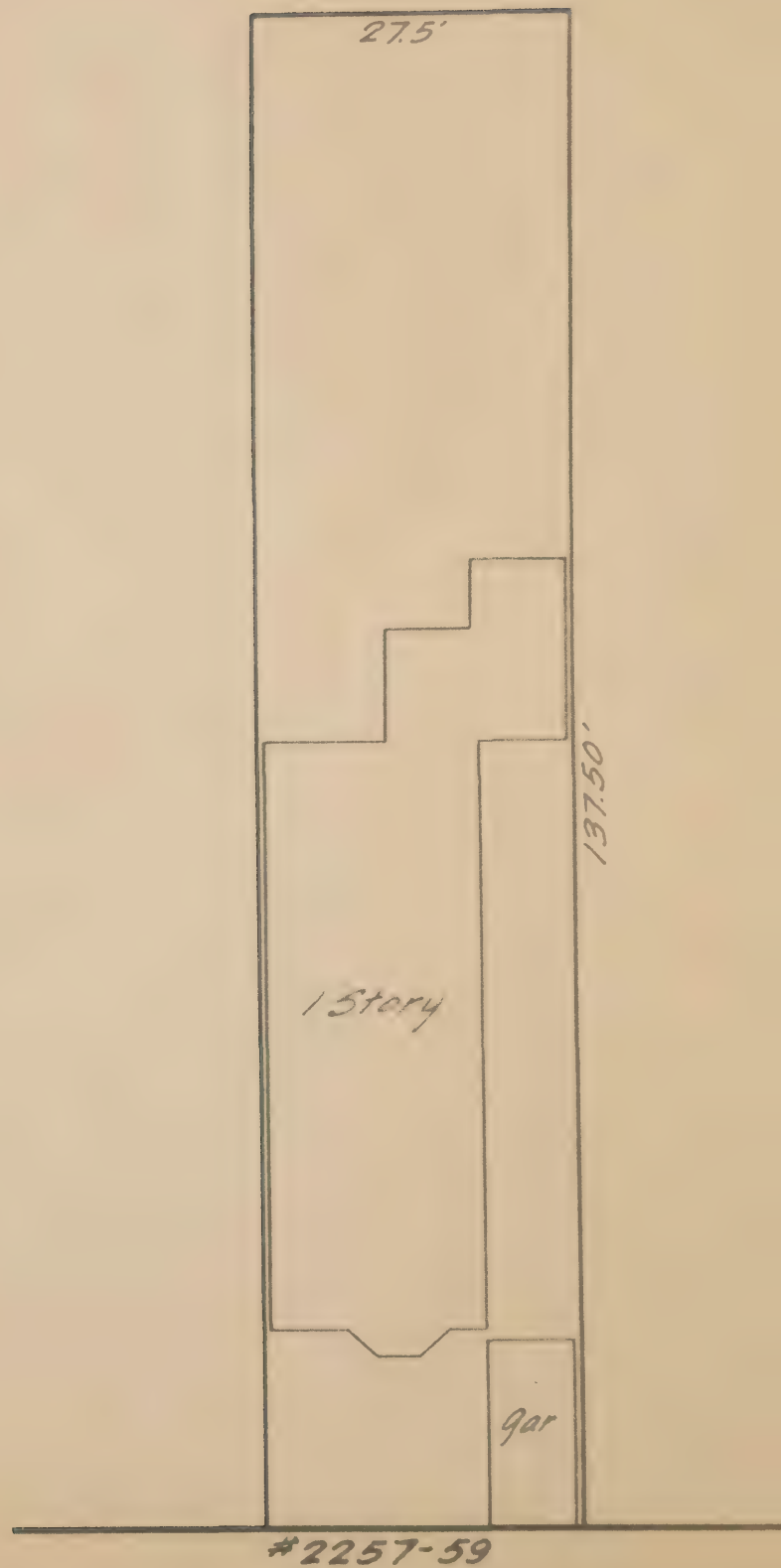
Sales Most Comparable	662-20; 660-30; 686-14		
	3,781 s.f. @ \$ 5.90	\$ 22,308	22,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	60		60	
1-5 rm.	Owner		75	
			<u>135</u>	
			x 150 =	
			20,250	20,300

LAND	\$ 17,000
IMPROVEMENTS	<u>4,000</u>

MARKET VALUE OF PROPERTY \$ 21,000



BUSH STREET



APPRAISAL

8-4

OWNER: Les K. Matsumura et al
PROPERTY ADDRESS: 2255 Bush Street

PARCEL NO. 678-24
DATE ACQ:

OWNER'S ADDRESS: 2255 Bush Street

IRS:
CONSID: NS
BEST USE: Same

ZONING: C-2 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 2,720.00
Imps. 9,500.00
\$ 12,220.00

TAXES: \$ 1,015.48

LAND: DIMENSION 55 x 137.5 = 7,563

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

High basement, 1 st. conc. garage bldg. with storage on lower level and working area on upper level. Finished office 15 x 20.

SUMMATION APPROACH:

Rounded to

Land	7,563 s.f. @ \$4.63+	\$ 35,000
Improvements	10,000± s.f. @ 3.00	<u>30,000</u>

\$65,000

MARKET COMPARISON:

Sales Most Comparable 666-26, -27; 666-6A
7,563 s.f. @ \$ 9.00

\$ 68,067

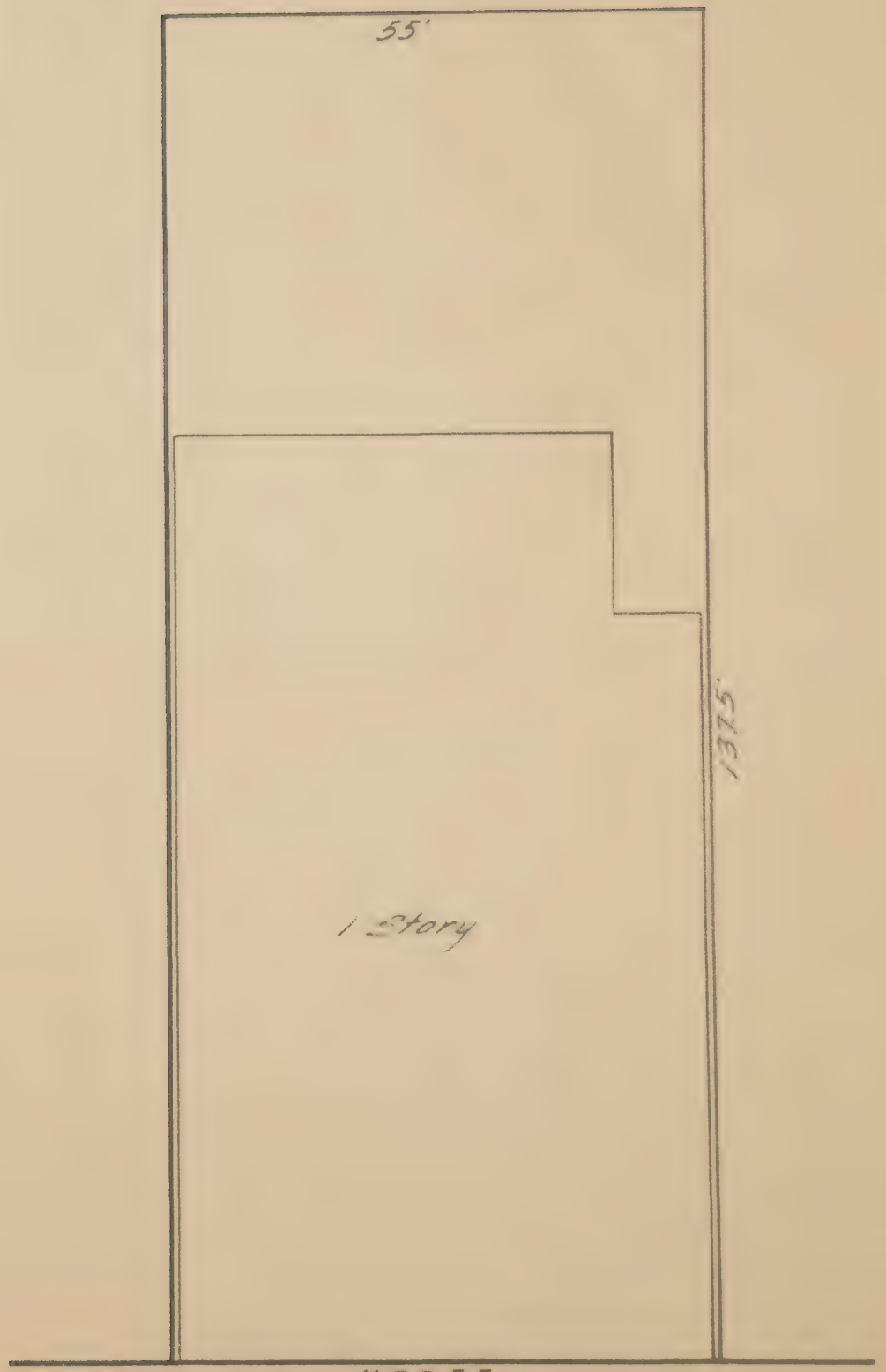
68,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner			650 x 100
			65,000

LAND	\$ 35,000
IMPROVEMENTS	<u>30,000</u>

MARKET VALUE OF PROPERTY \$ 65,000



55'

137.5'

1 story

#2255

BUSH STREET



APPRAISAL

8-3

OWNER: Arverter Scroggis
PROPERTY ADDRESS: 2213-17 Bush Street

PARCEL NO. 678-25
DATE ACQ: 9-21-55

OWNER'S ADDRESS: 2217 Bush Street

IRS: \$11.55
CONSID: NS
BEST USE: Same

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,130.00
Imps. 2,250.00
\$ 3,380.00

TAXES: \$ 280.88

LAND: DIMENSION 25 x 137.5 = 3,438

s.f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

High basement, 2 st. fr. bldg. with a 6 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.65±	\$ 16,000	
Improvements	5,862 s.f. @ 2.00	11,724	
		<u>27,724</u>	\$27,700

MARKET COMPARISON:

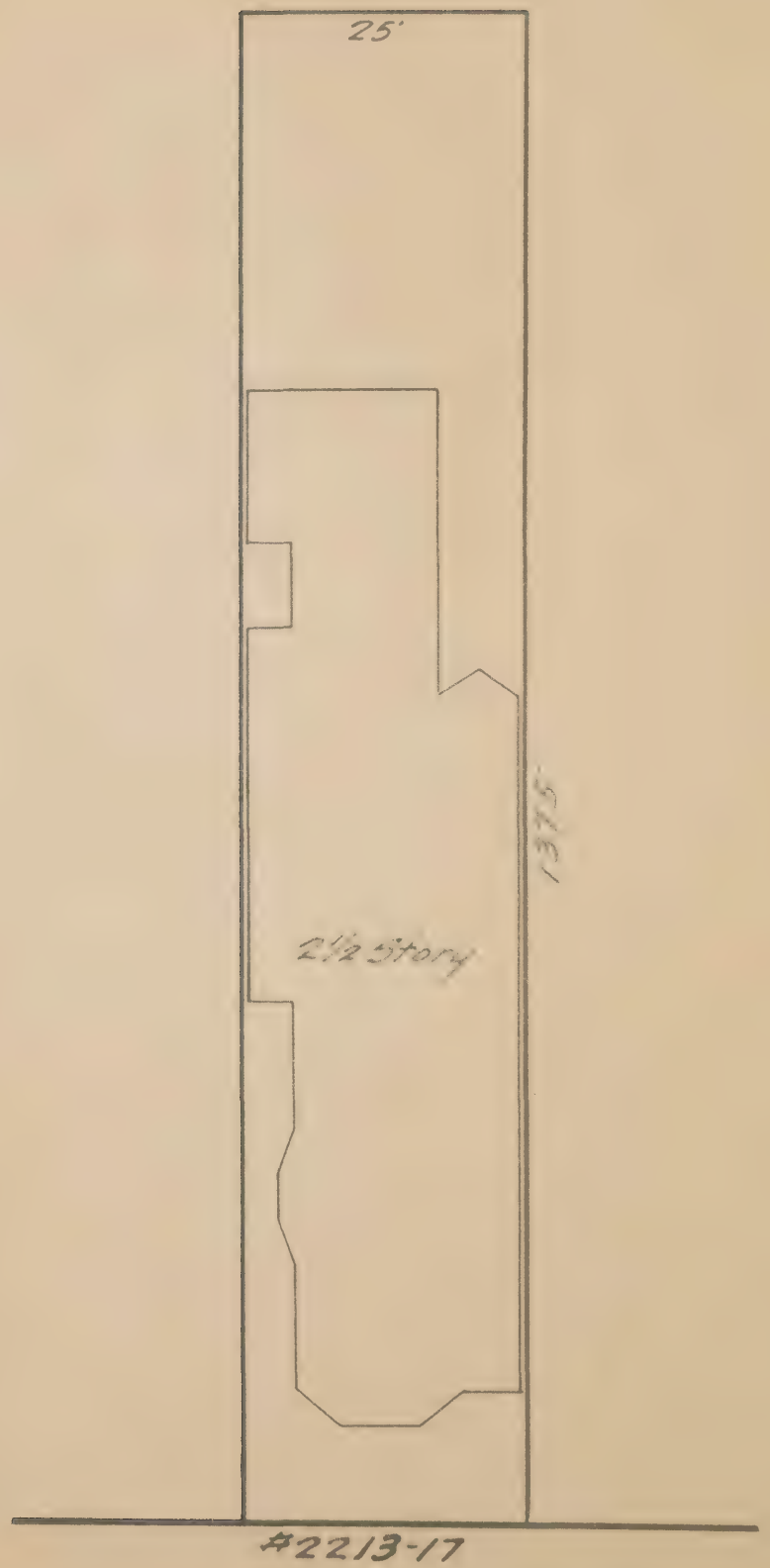
Sales Most Comparable	666-11; 685-19; 660-37		
3,438	s.f. @ \$ 8.00	\$ 27,504	27,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-6 rm.	100	100	200	
1-6 rm.	Owner		110	
			<u>310</u> x 90	27,900

LAND	\$ 16,000
IMPROVEMENTS	<u>11,800</u>

MARKET VALUE OF PROPERTY \$ 27,800



BUSH STREET



APPRAISAL

8-2

OWNER: George J. Kiesel
PROPERTY ADDRESS: 2209-11 Bush Street

PARCEL NO. 678-26
DATE ACQ: 5-5-60

OWNER'S ADDRESS: 2209 Bush Street

ZONING: C-2

PRESENT USE: Ind. Storage

IRS: Decree
CONSID: Same
BEST USE: Same

ASSESSED VALUE: Land \$ 2,480.00
Imps. 900.00
\$ 3,380.00

TAXES: \$ 280.88

LAND: DIMENSION 50 x 137.5 = 6,875

s.f.

IMPROVEMENTS: Condition

Fair

Effective Age 50 ±

1 st. fr. bldg. with mezzanine used as office and warehouse
by painting contractor.

SUMMATION APPROACH:

Rounded to

Land	6,875 s.f. @ \$4.65±	\$ 32,000
Improvements	6,578 s.f. @ 3.00	19,734
		<u>51,734</u>

\$51,700

MARKET COMPARISON:

Sales Most Comparable 666-26, -27; 678-15, -16
6,875 s.f. @ \$ 7.25

\$ 49,844

49,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$ Owner	\$	\$ 500 x 100
			50,000

LAND	\$ 32,000
IMPROVEMENTS	18,000
	<u>50,000</u>

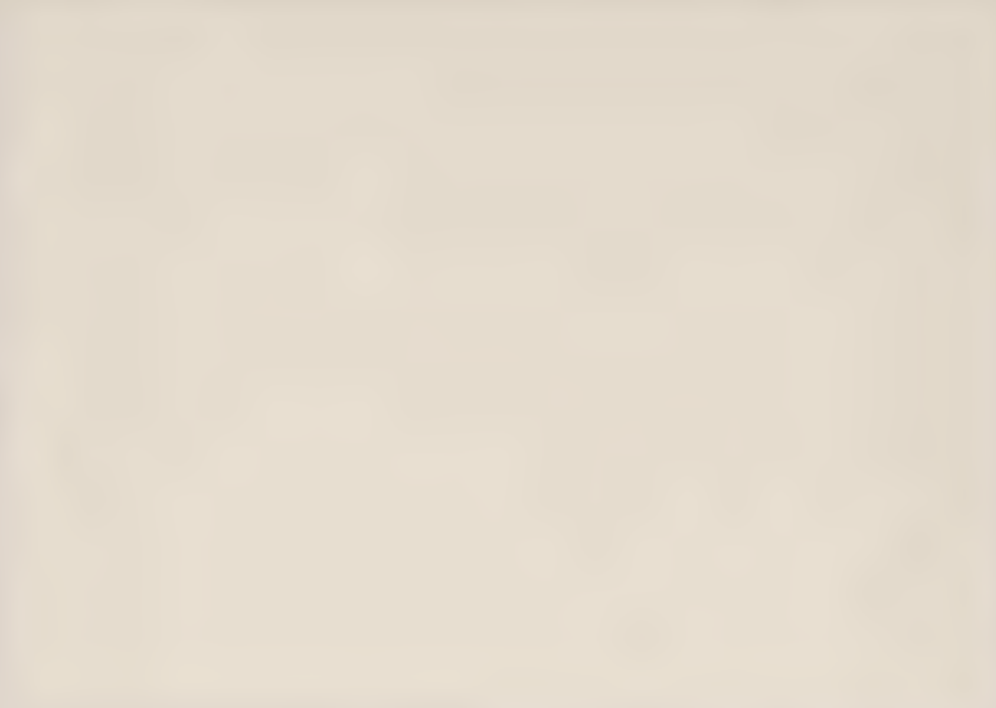
MARKET VALUE OF PROPERTY \$ 50,000



BUSH STREET

BLOCK 683

	NAME	LAND	IMPS.	TOTAL
-1	Alicia McEvoy	22,000	43,000	65,000 ✓
-2	Anjim Investment Co.Inc.	13,000	22,000	35,000 ✓
-3	The Most Worshipful Sons of Light Grand Lodge etc.	26,000	84,000	110,000 ✓
-4	Jeffrey Gross	90,000	250,000	340,000 ✓
-10,-11	Rosetta A. Smith	38,000	12,000	50,000 ✓
-12-13	Equities Development Corp	35,000	19,000	54,000 ✓
-16	Will K. Lto	17,000	43,000	60,000 ✓
-17	Nobusuke Nakanishi et ux	17,000	28,000	45,000 ✓
-18	Lee Esther Fleming	14,000	36,000	50,000 ✓
-19,-20	Amy Worsham	28,000	30,000	58,000 ✓
-21	Del-Camp Investments, Inc. a corporation	14,000	12,000	26,000 ✓
-22	Beulah Credit	14,000	12,000	26,000 ✓
-23	Rozelia Call	10,500	13,000	23,500 ✓
-24	Freddie Archibald	10,500	13,000	23 500 ✓
-25	Thomas E. Bush Jr.	10,500	13,000	23,500 ✓
-26	United Security & Inv.Corp.	30,000	65,000	95,000 ✓
-27	Wong Chin Shee	17,000	13,000	30,000 ✓
-28	Grant Elms	17,000	6,500	23,500 ✓
-29	Rudolph C. Prebuss	35,000	50,000	85,000 ✓
-31	Driver Storage Co., a corp.	55,500	158,500	214,000 ✓
-32	Owen Mears	35,000	100,000	135,000 ✓
		<u>\$549,000</u>	<u>\$1,023,000</u>	<u>\$1,572,000</u>





APPRAISAL

9-1

OWNER: Alicia McEvoy et al
 PROPERTY ADDRESS: 1761-63 Fillmore &
 2001-11 Sutter Streets
 OWNER'S ADDRESS: 99 27th Ave., San Francisco
 PARCEL NO. 683-1
 DATE ACQ: 8-14-44
 IRS:
 CONSID: N.S.
 ZONING: C-2 PRESENT USE: Store & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 19,295.00
 Impe. 6,250.00
 \$ 25,545.00

TAXES: \$ 2,122.78

LAND: DIMENSION 37.5 x 105 = 3,938 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 70
 3 st. fr. str. with partial bsmt. that is not in use & could not be
 inspected. The 1st flr. has 3 stores. The 2nd flr. has 1 apt. and
 7 rental rms. and the 3rd flr. has 2 apts. and 7 rental rms. There
 is only 1 bath on ea. of the 2nd & 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,938 s.f. @ \$5.59±	\$ 22,000	
Improvements	11,170 s.f. @ 4.00	44,680	
		<u>66,680</u>	\$66,700

MARKET COMPARISON:

Sales Most Comparable 756-11; 773-19; 684-24
 3,938 s.f. @ \$ 16.50 \$ 64,977 65,000

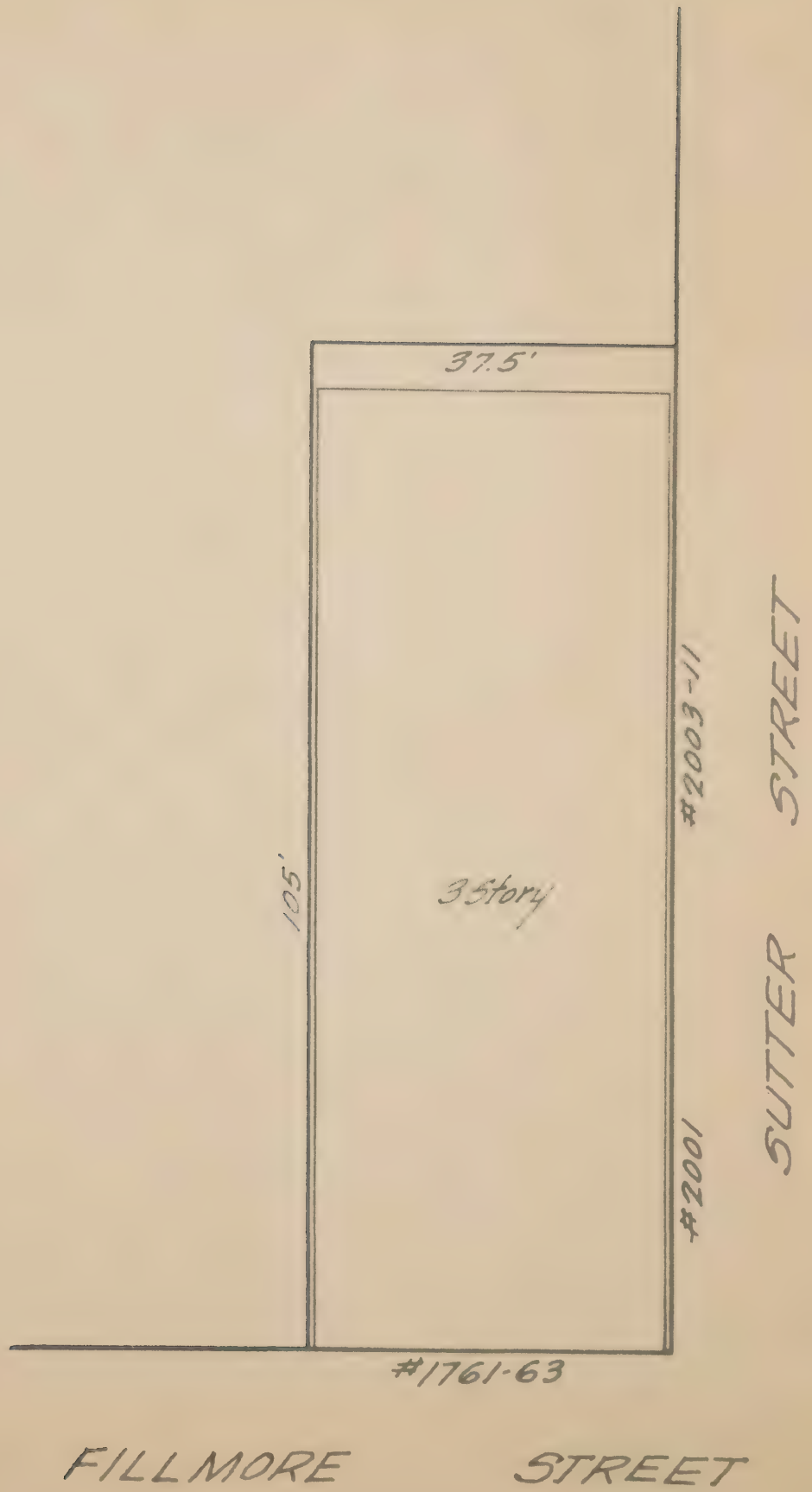
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Womens' Wear	225		150	
Barber Shop	75		75	
Liquor Store	Vacant		175	
1-3 rm.	Manager		45	
1-3 rm.	30		30	
1-2 rm.	30		30	
14-1 rm.	\$7 wk. avg.		160	
			<u>665</u> x 95 =	
			63,175	63,200

The 14 single rms. are considered as 2 flats for
 fair rental.

LAND	\$ 22,000
IMPROVEMENTS	<u>43,000</u>

MARKET VALUE OF PROPERTY \$ 65,000





APPRAISAL

9-21

OWNER: Anjim Investment Co., Inc.
PROPERTY ADDRESS: 1757-59 Fillmore Street

PARCEL NO. 683-2
DATE ACQ: 5-12-58

OWNER'S ADDRESS: c/o Paul B. Gibson
785 Market Street

IRS: \$1.10
CONSID: N.S.

ZONING: C-2 PRESENT USE: Store & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 9,185.00
Imps. 6,000.00
\$ 15,185.00

TAXES: \$ 1,261.88

LAND: DIMENSION 25 x 105 = 2,625

s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70
3 st. fr. str. with dentist offices & shoe repair shop on the 1st flr.
There are 2 offices & 1-3 rm. apt. on the 2nd flr. and 2-3 rm. apts.
and 3 single rms. on the 3rd flr. There is one bath on the 2nd flr.
and 2 on the 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	2,625 s.f. @ \$4.95+	\$ 13,000	
Improvements	7,358 s.f. @ 3.00	22,074	
		<u>35,074</u>	\$35,000

MARKET COMPARISON:

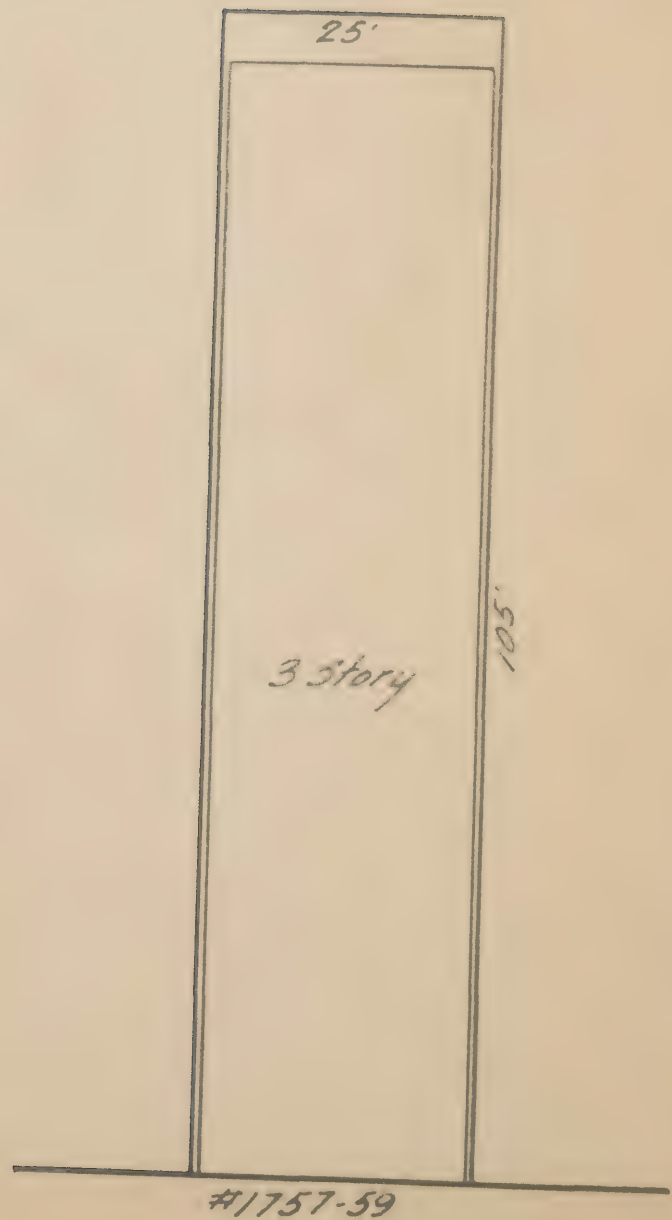
Sales Most Comparable	684-22; 726-2, -3)	
2,625 s.f. @ \$ 13.70	\$ 35,963	36,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Dentist Office ?		175	175	
Shoe repair 125 (L)		125	125	
2nd flr. offices ?		30	30	
3-3 rms. ?		50 ea.	150	
3-1 rms. ?		10 ea.	30	
			<u>510</u> x 70	35,700

LAND	\$ 13,000
IMPROVEMENTS	<u>22,000</u>

MARKET VALUE OF PROPERTY \$ 35,000



FILLMORE STREET



FILLMORE STREET





APPRAISAL

9-19
683-4

OWNER: Jeffrey Gross et al
 PROPERTY ADDRESS: Cor. Franklin & Post Streets
 OWNER'S ADDRESS: 1250 Jones Street
 ZONING: C-2
 PRESENT USE: Stores & apts.

PARCEL NO. 683-4
 DATE ACQ: 1900-20
 IRS: N.S.
 CONSID: Same
 BEST USE: Same

ASSESSED VALUE: Land \$ 65,845.00
 Imps. 28,000.00
 \$ 93,845.00

TAXES: \$ 7,798.52

LAND: DIMENSION 105 x 162.5 = 17,063 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50

3 st. brick str. with partial bsmt. used as stg. & boiler rm.
 There are 12 stores on the 1st flr. and 54 apts. on the 2nd
 and 3rd flrs. There is a 1,200 lb. passenger elevator.

SUMMATION APPROACH:

Rounded to

Land	17,063 s.f. @ \$5.27+	\$ 90,000	
Improvements	44,702 s.f. @ 5.50	245,861	
		<u>335,861</u>	\$335,900

MARKET COMPARISON:

Sales Most Comparable	732-15		
17,063 s.f. @ \$20.00		\$ 341,260	341,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Donut Shop	200		200	
Florist	150		150	
Dentist	200		200	
Loan Office	275		275	
Stationary	200		200	
Liquor Store	350		350	
Haberdashery	Vacant		150	
2-stores	Vacant	150 ea.	300	
Barber Shop	75		75	
Cafe	75		75	
Insurance Office	75		75	
48-2 rm.	45 ave.	50	2,400	
6-3 rm.	60		360	
			<u>4,810</u> x 70	336,700

ixtures are deemed personal property.

LAND	\$ 90,000
IMPROVEMENTS	<u>250,000</u>

MARKET VALUE OF PROPERTY \$ 340,000

APPRAISAL

9-18

OWNER: Rosetta A. Smith PARCEL NO. 683-10,-11
 PROPERTY ADDRESS: Vacant lot on Post St. (10) DATE ACQ:
 1932-38 Post St. (11)
 OWNER'S ADDRESS: 1934 Post Street

IRS: No
 CONSID: NS
 BEST USE: Com.

ZONING: C-2 PRESENT USE: Store, Parking lot & flats

ASSESSED VALUE: Land \$ 4,730.00
 Imps. 3,300.00
 \$ 8,030.00

TAXES: \$ 667.28

LAND: DIMENSION 32.5 x 137.5 (10) s.f.
 27.5 x 137.5 (11)

IMPROVEMENTS: Condition Fair-to-poor Effective Age 60 +

(10) Parking lot with small shed, chain link fence & some concrete flat.

(11) 3 st. fr. str. with bsmt. store. 7 rms. on ea. flr., rented as apts. & sleeping rooms.

SUMMATION APPROACH:

Rounded to

Land	8,250 s.f. @ \$4.61±	\$ 38,000	
Improvements			
(10) -	\$ 200		
(11) - 5,877 s.f. @ \$2.00	11,754	11,954	
		49,954	\$50,000

MARKET COMPARISON:

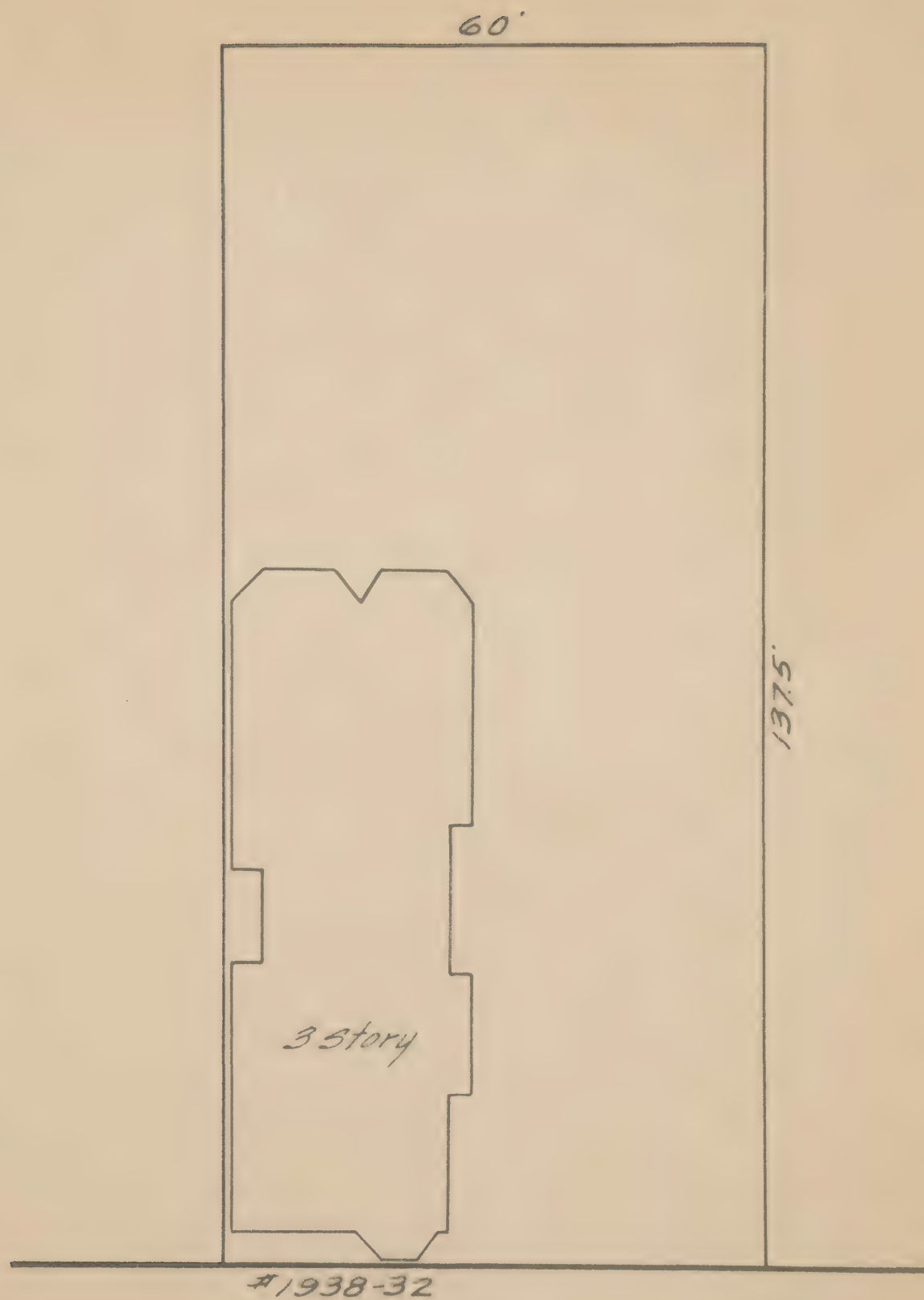
Sales Most Comparable	685-19; 674-7; 674-8		
8,250 s.f. @ \$ 6.00	\$ 49,500	49,500	

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Parking Lot	?		150	
Store	Vacant			
1-5	Owner)			
1-3	?)			
1-4	75)		270	
9-1	\$8-\$10/wk.)		420 x 120	50,400

LAND	\$ 38,000
IMPROVEMENTS	12,000

MARKET VALUE OF PROPERTY \$ 50,000



POST STREET

APPRAISAL

9-17

OWNER: Equities Development Corporation
 PROPERTY ADDRESS: 1940-42 Post Street (12)
 1944-48 Post Street (13)
 OWNER'S ADDRESS: 2031 Union Street
 PARCEL NO. 683-12,-13
 DATE ACQ: 3-8-61
 IRS: \$19.80 & 19.80
 CONSID: \$52,000
 ZONING: C-2 PRESENT USE: Stores & apts. BEST USE: Com.

ASSESSED VALUE: Land \$ 4,340.00
 Imps. 5,600.00
 \$ 9,940.00
 TAXES: \$ 826.00

LAND: DIMENSION 27.5 x 137.5 (12) = 7,563 s.f.
 27.5 x 137.5 (13)
 IMPROVEMENTS: Condition Fair-to-poor Effective Age 60

(12) 2 st. fr. str. with bsmt. store. 1-6 rm. flat ea. 1st & 2nd flr.
 (13) 3 st. fr. str. with bsmt. store. 3 flrs. are rented as sleeping
 rms. & apt. sharing kitchens. There are 2 kits. & 1 bath on ea.
 flr. Good storage shed at rear of bldg.

SUMMATION APPROACH: Rounded to

Land	7,563 s.f. @ \$4.63±	\$ 35,000	
Improvements			
(12)	5,195 s.f. @ \$1.50	\$7,793	
(13)	7,144 s.f. @ 1.50	10,716	
	Storage shed	300	
		18,809	
		<u>53,809</u>	\$53,800

MARKET COMPARISON:

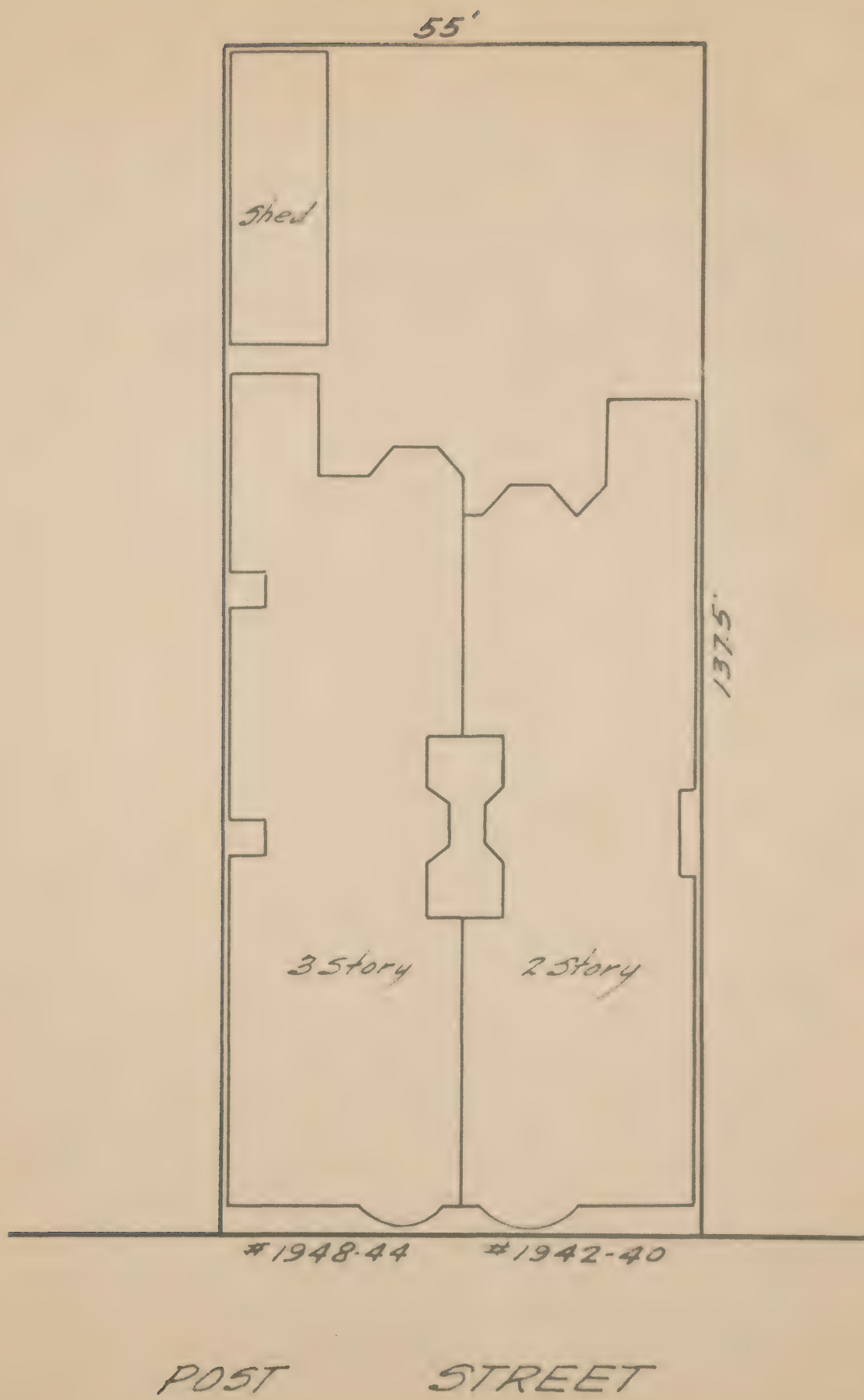
Sales Most Comparable	676-7; 685-19; 686-14		
	7,563 s.f. @ \$ 7.30	\$ 55,210	55,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	40		40
1-6 rm.	?		90
6 hskpy rms. ?			150
1-store	50		50
1-2 rm.	65)		
1-2 rm. Manager	)		100
1-2 rm.	65)		100
1-2 rm.	75)		100
9 sleep. rms.			
\$8-\$10/wk.	)		
			<u>630</u> x 90
			56,700

LAND	\$ 35,000
IMPROVEMENTS	<u>19,000</u>

MARKET VALUE OF PROPERTY \$ 54,000





APPRAISAL

9-15

OWNER: Will K. Ito et ux
PROPERTY ADDRESS: 1964 Post Street

PARCEL NO. 683-16
DATE ACQ: 7-30-48

OWNER'S ADDRESS: 1964 Post Street

IRS: \$45.10
CONSID: NS
BEST USE: Same

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,170.00
Imps. 13,500.00
\$ 15,670.00

TAXES: \$ 1,219.08

LAND: DIMENSION 27.5 x 137.5 = 3,781

s. f.

IMPROVEMENTS: Condition Good

Effective Age 55 ±

3 st. fr. str. with 2 car gar. & barber shop in bsmt. 3 flrs. contain 12 apts. ea. with kitc. & bath. Front of bldg. is brick veneer & stucco. This information from owner who refused rent info or entry to bldg.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50+	\$ 17,000	
Improvements	7,824 s.f. @ 6.00	46,944	
		<u>63,944</u>	\$63,900

MARKET COMPARISON:

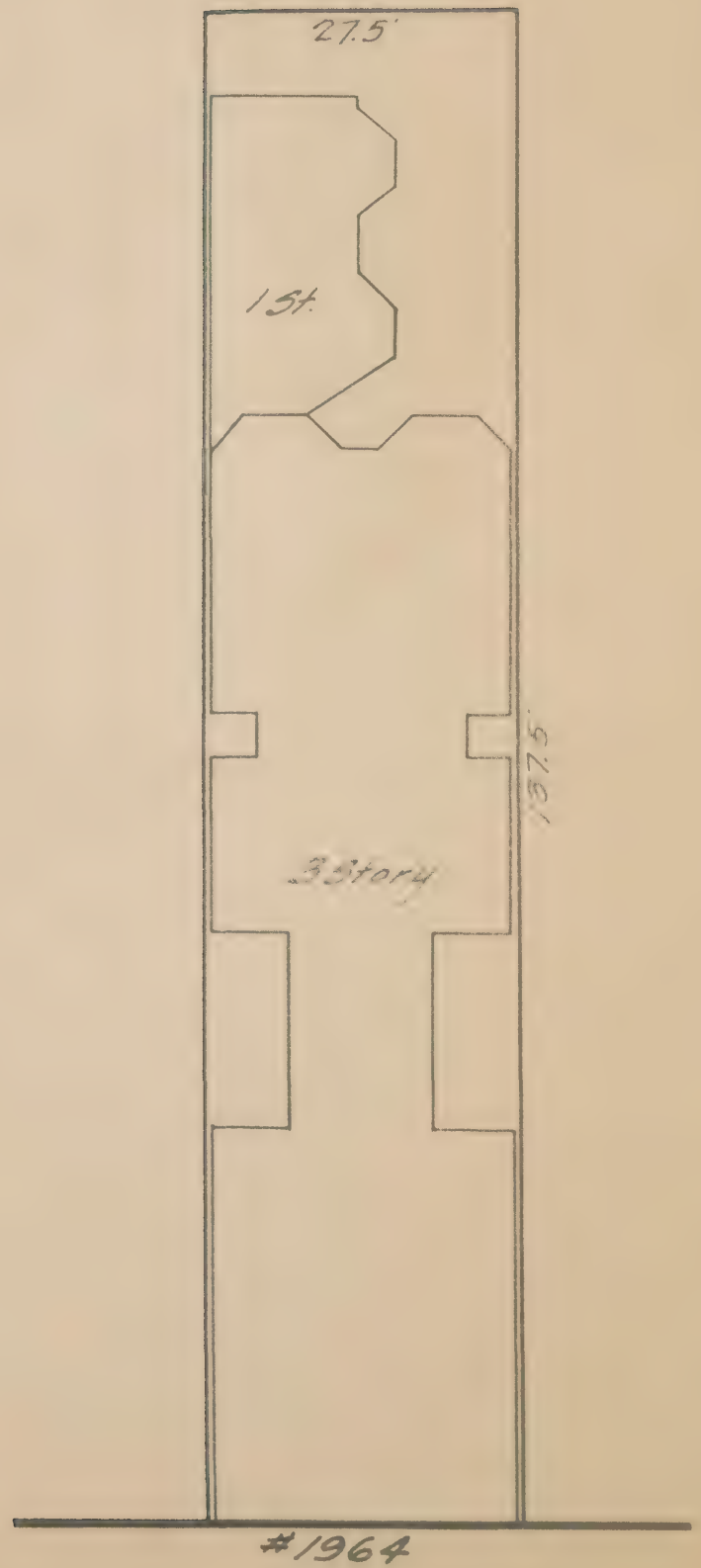
Sales Most Comparable	676-1; 683-32		
	3,781 s.f. @ \$ 17.00	\$ 64,277	64,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
12 apts.	refused		720	
1-garage			15	
1-barber shop			35	
			<u>770</u> x 80	61,600

LAND	\$ 17,000
IMPROVEMENTS	<u>43,000</u>

MARKET VALUE OF PROPERTY \$ 60,000



POST STREET



APPRAISAL

9-14

OWNER: Nobusuke Nakanishi et ux
PROPERTY ADDRESS: 1700-04 Steiner Street

PARCEL NO. 683-17
DATE ACQ: 2-28-58

OWNER'S ADDRESS: 1700 Steiner Street

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,790.00
Imps. 5,000.00
\$ 7,790.00

TAXES: \$ 647.34

LAND: DIMENSION 27.5 x 110 = 3,025

s. f.

IMPROVEMENTS: Condition Good Effective Age 60 ±

3 st. fr. str. with partial bsmt. used as storage (overhead water sprinklers in bsmt.) 2 flats on ea. flr. 1st flr flat on Steiner St. is occupied by owner as a flat with real estate office.

SUMMATION APPROACH:

Rounded to

Land	3,025 s. f. @ \$5.62+	\$ 17,000	
Improvements	8,985 s. f. @ 3.00	26,955	
		<u>43,955</u>	\$44,000

MARKET COMPARISON:

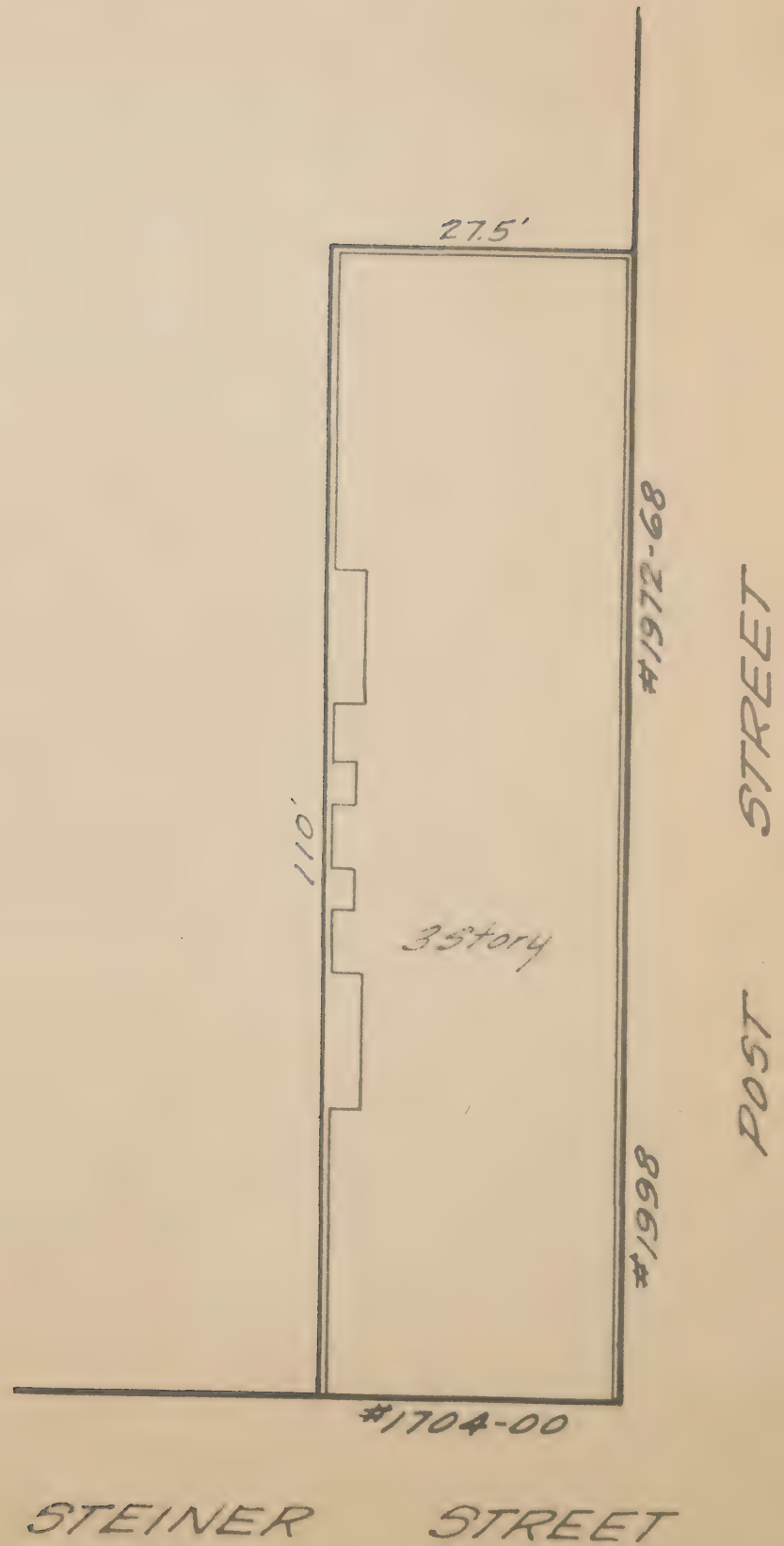
Sales Most Comparable	676-7; 683-12, -13		
	3,025 s. f. @ \$ 15.00	\$ 45,375	45,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 apts.	100		600 x 75	45,000

LAND	\$ 17,000
IMPROVEMENTS	<u>28,000</u>

MARKET VALUE OF PROPERTY \$ 45,000





APPRAISAL

9-13

OWNER: Lee Esther Fleming
PROPERTY ADDRESS: 1706 Steiner Street

PARCEL NO. 683-18
DATE ACQ: 7-27-61

OWNER'S ADDRESS: 1706 Steiner Street

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Apts. & Store

ASSESSED VALUE: Land \$ 1,720.00
Impe. 8,600.00
\$ 10,320.00

TAXES: \$ 857.60

LAND: DIMENSION 27.5 x 110 = 3,025

s. f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

3 st. fr. str. Office and 3-rm. apt. on 1st. 2-3 rm. apts.
and 1-4 rm. on 2nd. 3rd flr. same as 2nd.

SUMMATION APPROACH:

Rounded to

Land	3,025 s.f. @ \$4.63+	\$ 14,000	
Improvements	7,074 s.f. @ 5.00	35,370	
		<u>49,370</u>	\$49,400

MARKET COMPARISON:

Sales Most Comparable 673-2; 687-2; 687-3
3,025 s.f. @ \$ 17.00

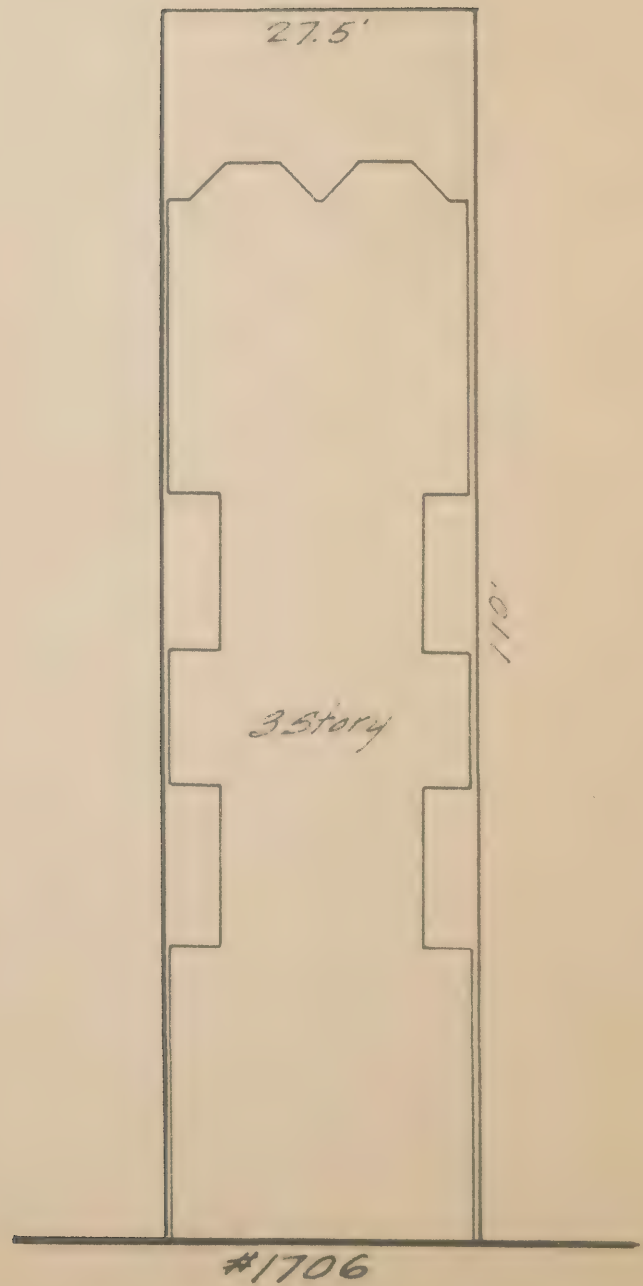
\$ 51,425 51,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-office	Owner		75	
1-3 rm.	70		70	
4-3 rm.	75 ea.		300	
2-4 rm.	85 ea.		170	
			<u>615</u> x 82 =	
			50,430	50,400

LAND	\$ 14,000
IMPROVEMENTS	<u>36,000</u>

MARKET VALUE OF PROPERTY \$ 50,000



STEINER STREET



APPRAISAL

8-12

OWNER: Amy Worsham et vir
 PROPERTY ADDRESS: 1712-16 Steiner (19)
 1718-22 Steiner (20)
 OWNER'S ADDRESS: Unknown

PARCEL NO. 683-19,-20
 DATE ACQ: 7-10-58
 IRS: \$12.65 ea.
 CONSID: NS
 BEST USE: Same

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 3,440.00
 Imps. 5,650.00
 \$ 9,090.00

TAXES: \$ 755.68

LAND: DIMENSION 27.5 x 110 (19) = 6,050 s.f.
 27.5 x 110 (20)

IMPROVEMENTS: Condition Good Effective Age 60 ±

(19) 3 st. fr. str., 1-5 rm. flat on ea. flr.
 (20) 3 st. fr. str., 1-7 rm. flat on 1st flr. & 1-6 rm. ea. flat
 on 2nd & 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	6,050 s.f. @ \$4.63±	\$ 28,000	
Improvements			
(19)	6,151 s.f. @ \$2.50	\$15,378	
(20)	6,151 s.f. @ 2.50	<u>15,378</u>	
		30,756	
		<u>58,756</u>	\$58,800

MARKET COMPARISON:

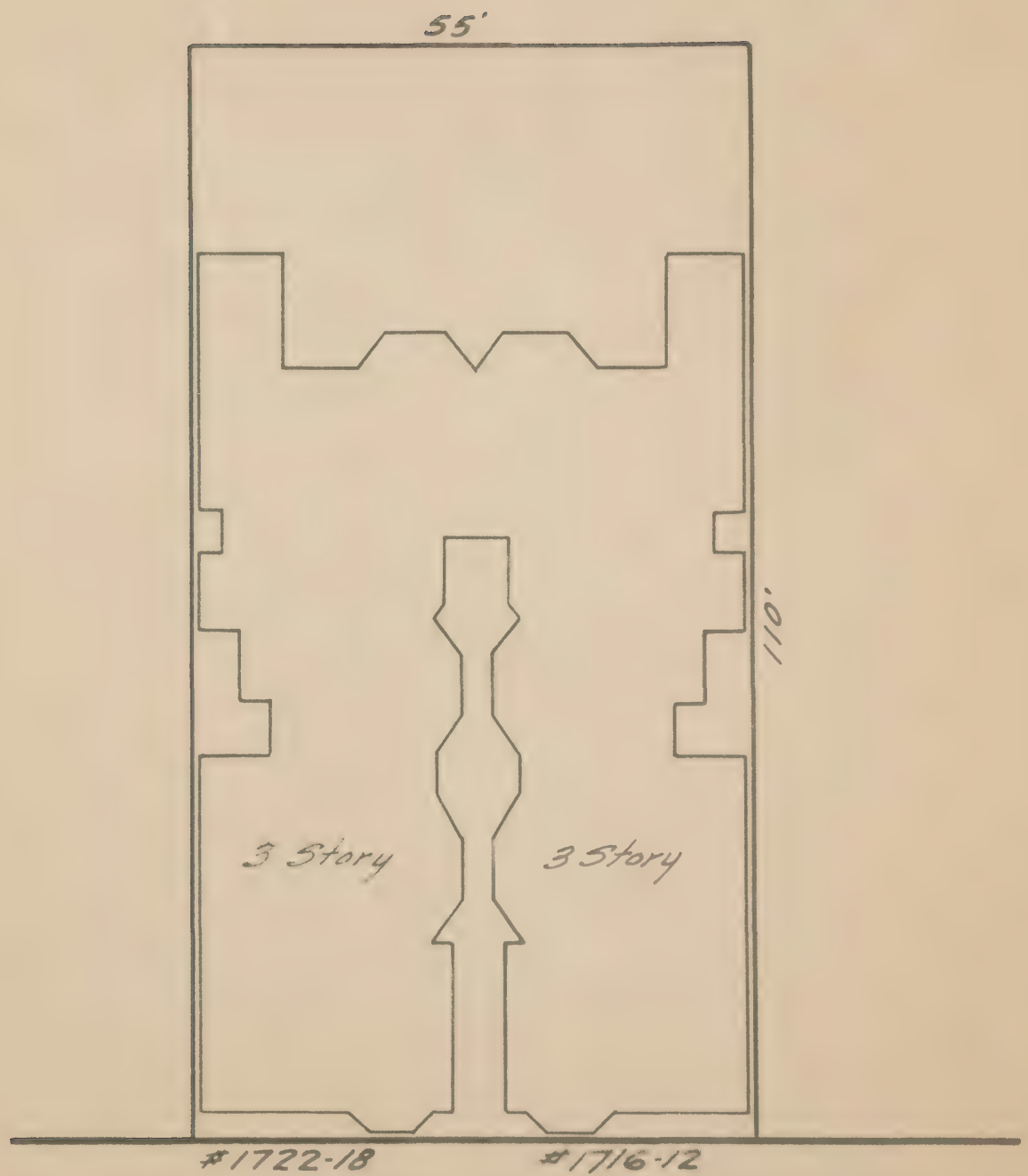
Sales Most Comparable	685-19; 676-19		
	6,050 s.f. @ \$ 9.50	\$ 57,475	57,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-5 rm.	100		200	
1-5 rm.	75		100	
2-6 rm.	100 ea.		200	
1-7 rm.	100		100	
			<u>600</u> x 96	57,600

LAND	\$ 28,000
IMPROVEMENTS	<u>30,000</u>

MARKET VALUE OF PROPERTY \$ 58,000



STEINER STREET



APPRAISAL

OWNER: Del-Camp Investments, Inc., a corp. PARCEL NO. 683-21
 PROPERTY ADDRESS: 1724-28 Steiner Street DATE ACQ: 7-15-58
 OWNER'S ADDRESS: c/o Anchor Realty IRS: \$21.45
 2122 Market Street CONSID: N.S.
 ZONING: C-2 PRESENT USE: Flats BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,720.00
 Imps. 2,750.00
 \$ 4,470.00

TAXES: \$ 371.46

LAND: DIMENSION 27.5 x 110 = 3,025

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

3 st. fr. str., 1-6 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	3,025 s.f. @ \$4.63±	\$ 14,000	
Improvements	6,543 s.f. @ 2.00	13,086	
		<u>27,086</u>	\$27,100

MARKET COMPARISON:

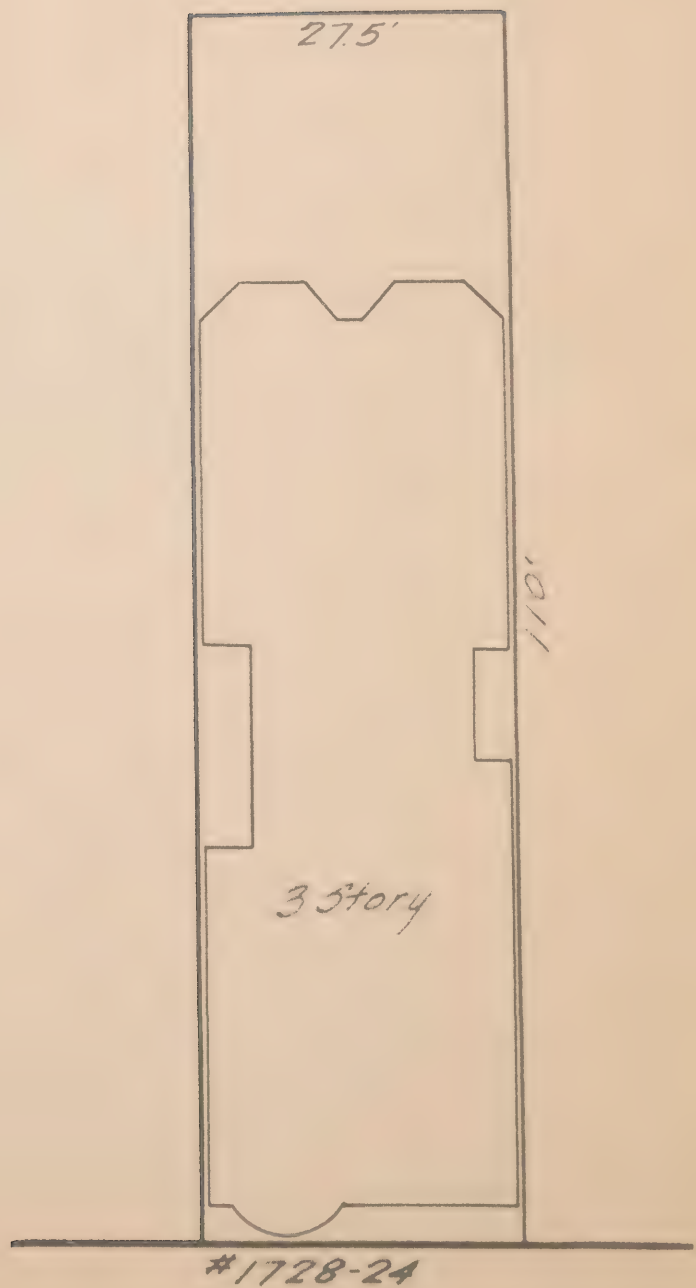
Sales Most Comparable 660-37; 685-19; 666-11
 3,025 s.f. @ \$ 8.50 \$ 25,713 25,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-6 rm.	?	3 @ \$90	270 x 96 =	
			25,920	25,900

LAND	\$ 14,000
IMPROVEMENTS	12,000

MARKET VALUE OF PROPERTY \$ 26,000



STEINER STREET



APPRAISAL

9-3

OWNER: Rozelia Call
PROPERTY ADDRESS: 1736-40 Steiner Street

PARCEL NO. 683-23
DATE ACQ: 3-3-45

OWNER'S ADDRESS: 772 2nd Avenue

IRS: \$4.95
CONSID: NS
BEST USE: Apts.

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,490.00
Imps. 2,900.00
\$ 4,390.00

TAXES: \$ 364.80

LAND: DIMENSION 27 x 79.83 = 2,155

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. str. with 1-5 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,155 s.f. @ \$4.87±	\$ 10,500
Improvements	5,384 s.f. @ 2.50	13,460
		<u>23,960</u>

\$24,000

MARKET COMPARISON:

Sales Most Comparable 660-37; 681-10; 685-19
2,155 s.f. @ \$ 11.00

\$ 23,705

23,700

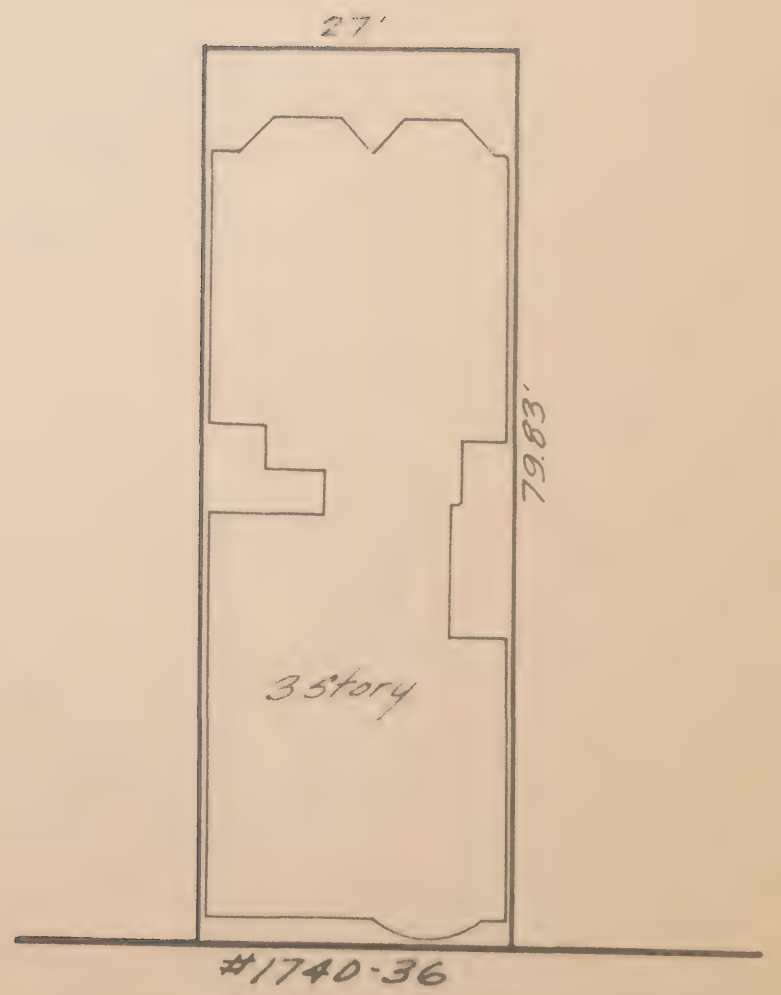
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5	85		85
3-1	\$10 /wk.)		85
1-2	Owner)		85
5-1	\$10 /wk.		85
			<u>255</u> x 90 =
			22,950

23,000

LAND	\$ 10,500
IMPROVEMENTS	13,000
	<u>23,500</u>

MARKET VALUE OF PROPERTY \$ 23,500



STEINER STREET



APPRAISAL

OWNER: Freddie Archibald
PROPERTY ADDRESS: 1742-46 Steiner Street

PARCEL NO. 683-24
DATE ACQ: 3-22-60

OWNER'S ADDRESS: 1742 Steiner Street

IRS: NS
CONSID: NS
BEST USE: Apts.

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,490.00
Imps. 2,750.00
\$ 4,240.00

TAXES: \$ 352.34

LAND: DIMENSION 27 x 79.83 = 2,155

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

3 st. fr. str. with 1 flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,155 s.f. @ \$4.87+	\$ 10,500	
Improvements	5,384 s.f. @ 2.50	13,460	
		<u>23,960</u>	\$24,000

MARKET COMPARISON:

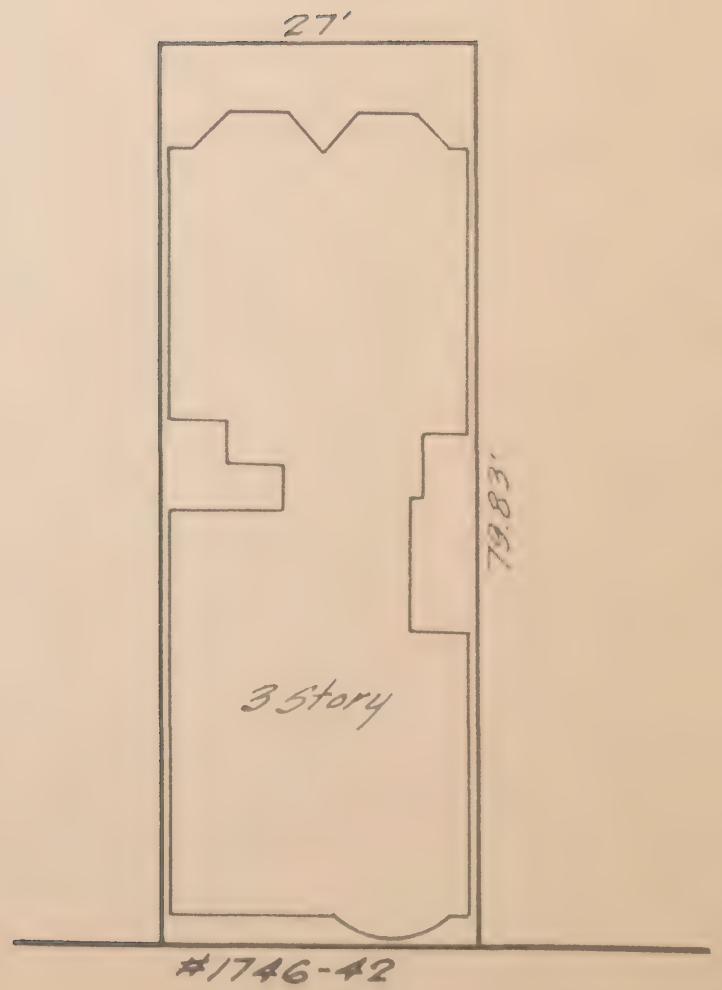
Sales Most Comparable	660-37; 681-10; 685-19		
	2,155 s.f. @ \$ 11.00	\$ 23,705	23,700

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
3 flats	?	3 @ \$85	255 x 90 = 22,950	23,000

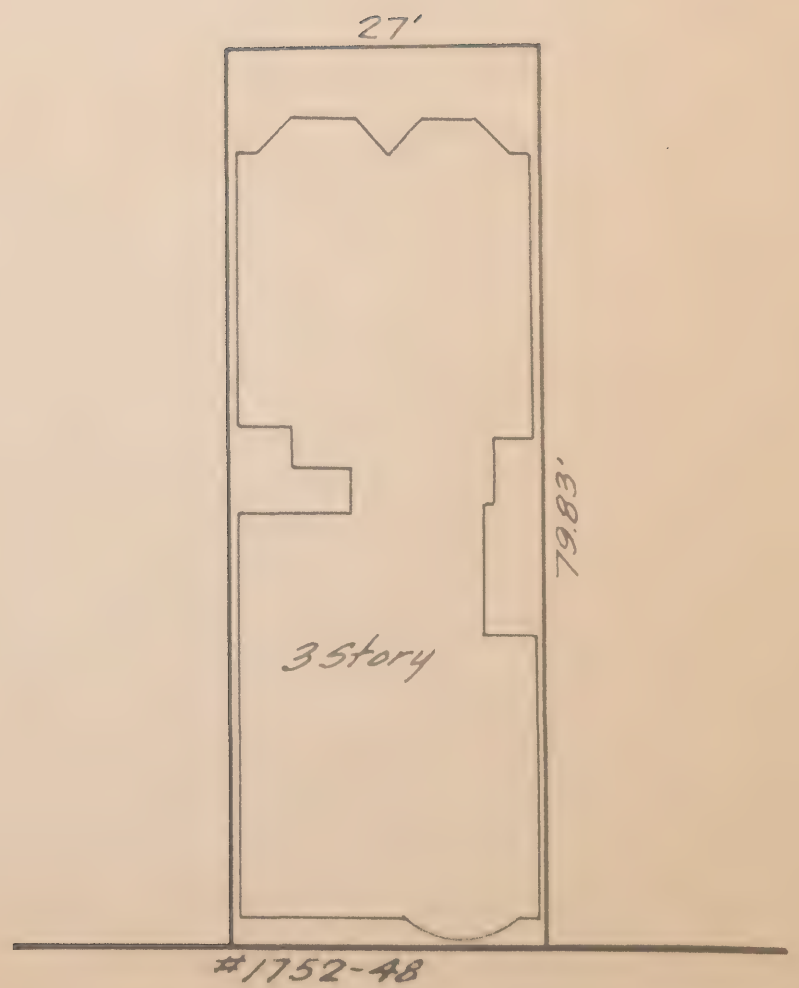
LAND	\$ 10,500
IMPROVEMENTS	13,000

MARKET VALUE OF PROPERTY \$ 23,500



STEINER STREET





STEINER STREET



SUTTER STREET

#2089

#2087-83-81

110'

3 story

9570#
3190#

79.83'

81'

2444# 1 story

110'

#1764

STEINER STREET



APPRAISAL

OWNER: Wong Chin Shee et al
PROPERTY ADDRESS: 2067-73 Sutter Street

PARCEL NO. 683-27
DATE ACQ: 1-27-47

OWNER'S ADDRESS: 2067 Sutter Street

IRS: \$17.60

ZONING: C-2

PRESENT USE: Store & flats

CONSID: NS

BEST USE: Com.

ASSESSED VALUE: Land \$ 2,320.00
Imps. 2,850.00
\$ 5,170.00

TAXES: \$ 429.62

LAND: DIMENSION 27.5 x 137.5 = 3,781

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 60 ±

3 st. fr. str. with full bsmt. Bsmt. has store and 3 sleeping rooms. 1-7 rm. flat on ea. of 3 flrs.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±	\$ 17,000	
Improvements	8,820 s.f. @ 1.50	13,230	
		<u>30,230</u>	\$30,200

MARKET COMPARISON:

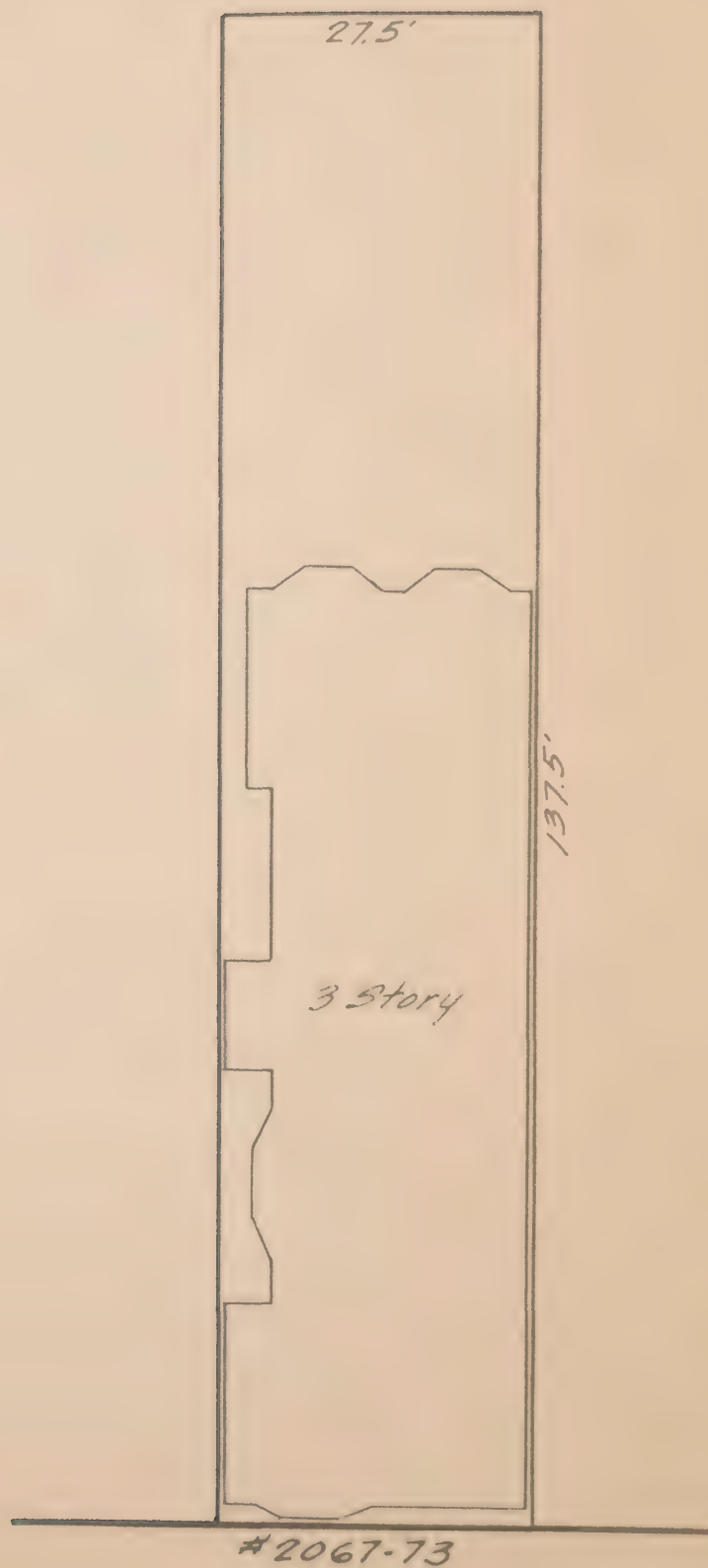
Sales Most Comparable	685-19; 676-19		
3,781 s.f. @ \$	8.00	\$ 30,248	30,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	Owner		50	
1-1 rm.	25		25	
2-1 rm.	30		50	
1-7 rm.	Owner		100	
1-7 rm.	Relative		100	
1-7 rm.	100		100	
			<u>425</u> x 70 =	
			29,750	29,800

LAND	\$ 17,000
IMPROVEMENTS	<u>13,000</u>

MARKET VALUE OF PROPERTY \$ 30,000



SUTTER STREET



APPRAISAL

OWNER: Grant Elms et ux
PROPERTY ADDRESS: 2057-65 Sutter Street

PARCEL NO. 683-28
DATE ACQ: 4-16-59

OWNER'S ADDRESS: 530 Divisadero

IRS: \$23.85

ZONING: C-2

PRESENT USE: Store & apts.

CONSID: NS

BEST USE: Same

ASSESSED VALUE: Land \$ 2,320.00
Imps. 2,100.00
\$ 4,420.00

TAXES: \$ 367.30

LAND: DIMENSION 27.5 x 137.5 = 3,781

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. str. with ground level stores and 3 apts. on 2nd flr.
with 1 bath. 2 apts. on 3rd flr. with 1 bath.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±	\$ 17,000	
Improvements	6,283 s.f. @ 1.00	6,283	
		<u>23,283</u>	\$23,300

MARKET COMPARISON:

Sales Most Comparable 678-8; 684-12; 685-19
3,781 s.f. @ \$ 6.30

\$ 23,820 23,800

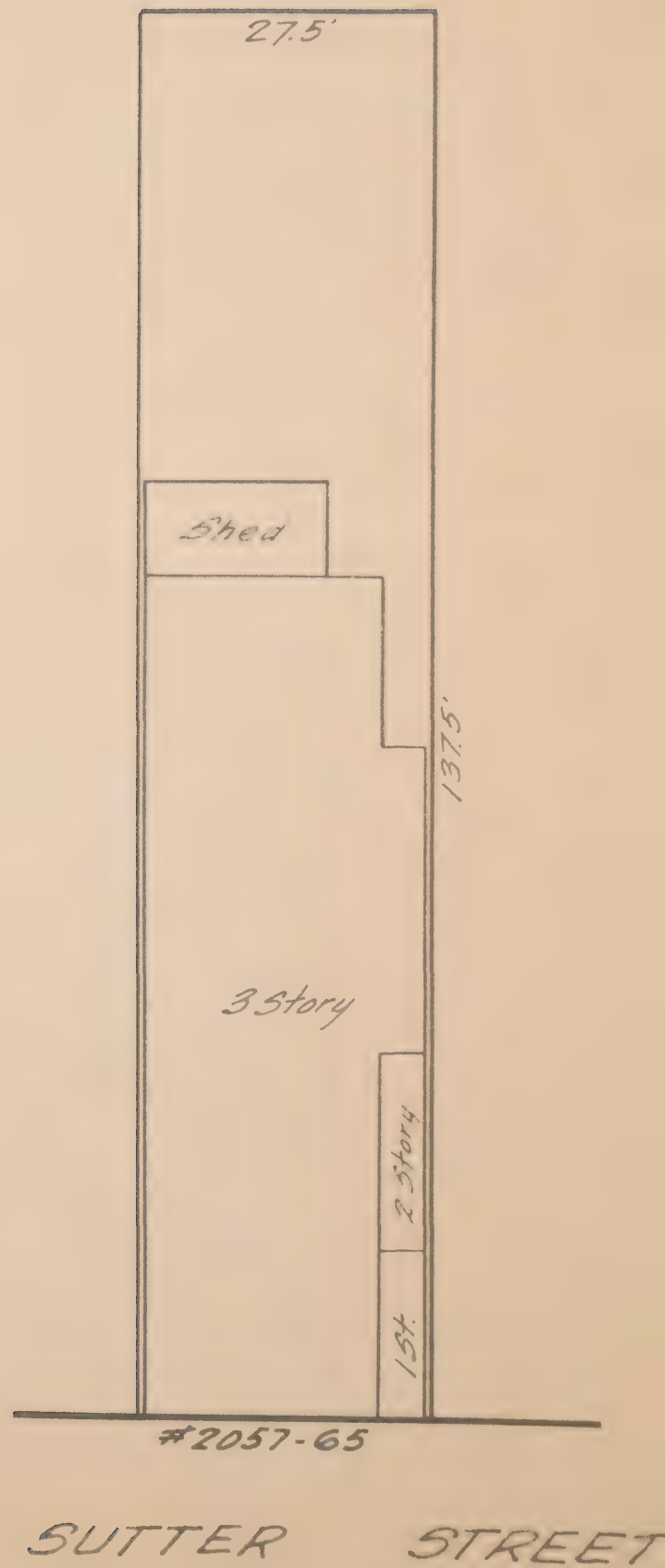
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	55		55	
1-store	?		55	
1-3 rm.	32.50)			
1-2 rm.	?)		90	
1-1 rm.	?)			
1-4 rm.	?)		90	
1-2 rm.	?)		<u>290</u>	
			290 x 84 =	
			24,360	24,400

2nd & 3rd flrs. are considered as flats for fair rent.

LAND	\$ 17,000
IMPROVEMENTS	<u>6,500</u>

MARKET VALUE OF PROPERTY \$ 23,500





APPRAISAL

9-3

OWNER: Rudolph C. Prebuss et ux
PROPERTY ADDRESS: 2053 SULLER STREET

PARCEL NO. 683-29
DATE ACQ: 7-8-60

OWNER'S ADDRESS: 774-27th Ave.

IRS: \$40.70
CONSID: \$80,000
BEST USE: Same

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 4,640.00
Imps. 13,400.00
\$ 18,040.00

TAXES: \$ 1,499.12

LAND: DIMENSION 55 x 137.5 = 7,563

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 60

3 st. brick str., 4-4 rm. apts. on ea. flr., central heat,
some apts. have been replastered & painted.

SUMMATION APPROACH:

Rounded to

Land 7,563 s.f. @ \$4.63+
Improvements 13,689 s.f. @ 4.00

\$ 35,000
54,756
89,756

\$89,800

MARKET COMPARISON:

Sales Most Comparable 653-28; 653-27
7,563 s.f. @ \$ 12.00

\$ 90,756

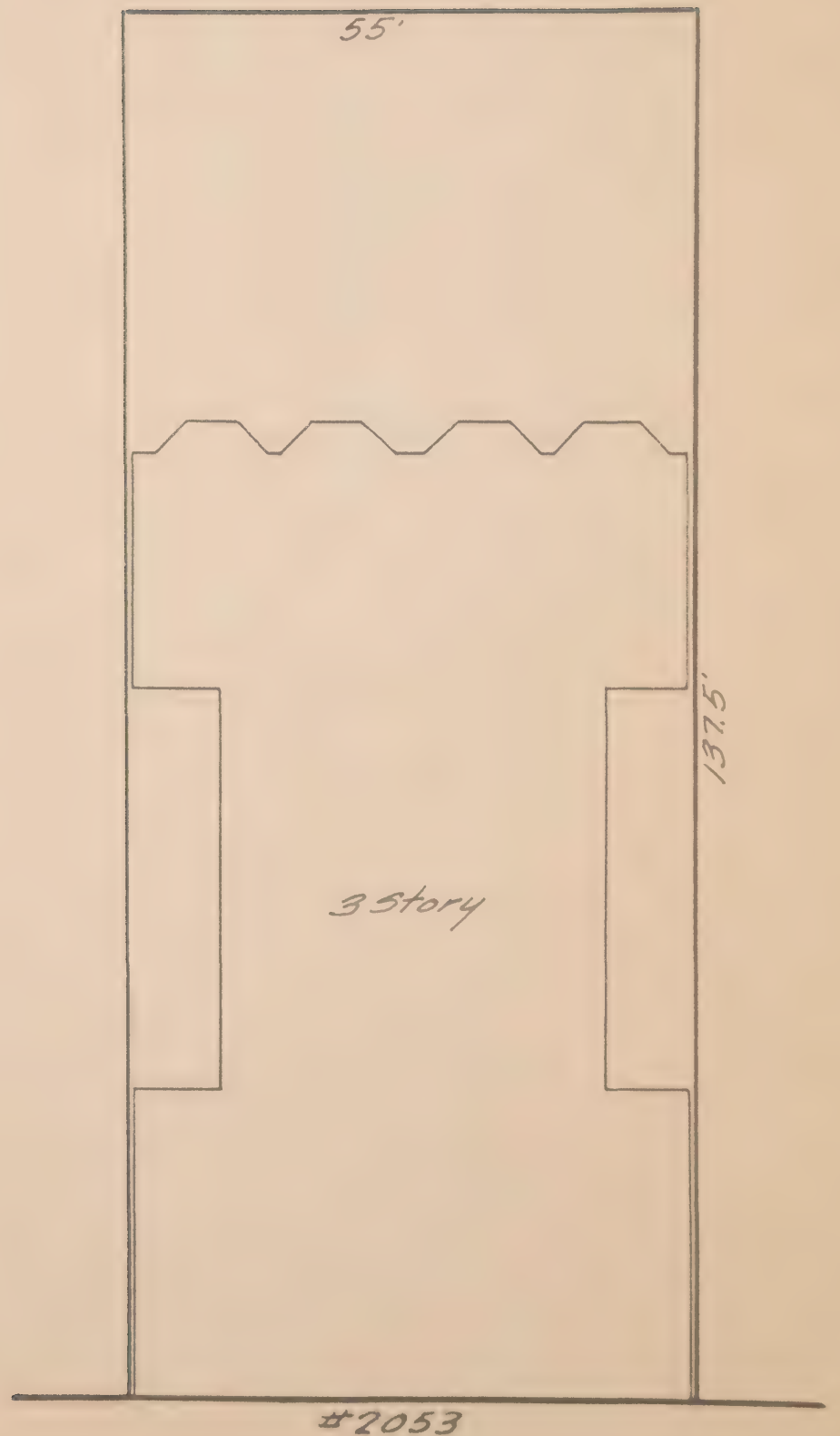
90,800

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$	
12-4 rm.	\$90 to \$92.50	90	1,080 x 80	86,400

LAND \$ 35,000
IMPROVEMENTS 50,000

MARKET VALUE OF PROPERTY \$ 85,000



SUTTER STREET



APPRAISAL

9-2

OWNER: Driver Storage Co., a corporation
PROPERTY ADDRESS: 2027 Sutter Street

PARCEL NO. 683-31
DATE ACQ: 12-8-44

OWNER'S ADDRESS: 2027 Sutter Street

IRS: \$50.05
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Warehouse

ASSESSED VALUE: Land \$ 7,380.00
Imps. 22,600.00
\$ 29,980.00

TAXES: \$ 2,491.34

LAND: DIMENSION 87.5 x 137.5 = 12,031 s.f.

IMPROVEMENTS: Condition Good Effective Age 40

5 st. conc. & brick str. used for storage. There is a 3 ton freight elevator in the bldg. There are 2 offices on the 1st flr. and balance of the building has partitioned storage stalls.

SUMMATION APPROACH:

Rounded to

Land	12,031 s.f. @ \$4.61+	\$ 55,500	
Improvements	56,720 s.f. @ 2.80	158,816	
		<u>214,316</u>	\$214,300

MARKET COMPARISON:

Sales Most Comparable

12,031 s.f. @ \$ 17.80	\$ 214,152	214,200
------------------------	------------	---------

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 55,500
IMPROVEMENTS	<u>158,500</u>

MARKET VALUE OF PROPERTY \$ 214,000



SUTTER STREET



APPRAISAL

9-16

OWNER: Owen Mears et ux
PROPERTY ADDRESS: 1952-60 Post Street

PARCEL NO. 683-32
DATE ACQ: 4-14-61

OWNER'S ADDRESS: 1342 11th Ave.

IRS: \$143.50
CONSID: \$130,450
BEST USE: Same

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 4,330.00
Imps. 16,750.00
\$ 21,080.00

TAXES: \$ 1,751.74

LAND: DIMENSION 55 x 137.5 = 7,563

s. f.

IMPROVEMENTS: Condition Good

Effective Age 60 ±

4 st. fr. str. with 25 apts. 5 housekeeping rms. Built-in
2-car garage on 1st flr.

SUMMATION APPROACH:

Rounded to

Land	7,563 s.f. @ \$4.63+	\$ 35,000
Improvements	16,818 s.f. @ 6.00	100,908
		<u>135,908</u>

\$135,900

MARKET COMPARISON:

Sales Most Comparable 683-29; 673-5; 665-23, -24

7,563 s.f. @ \$ 18.00 \$ 136,134

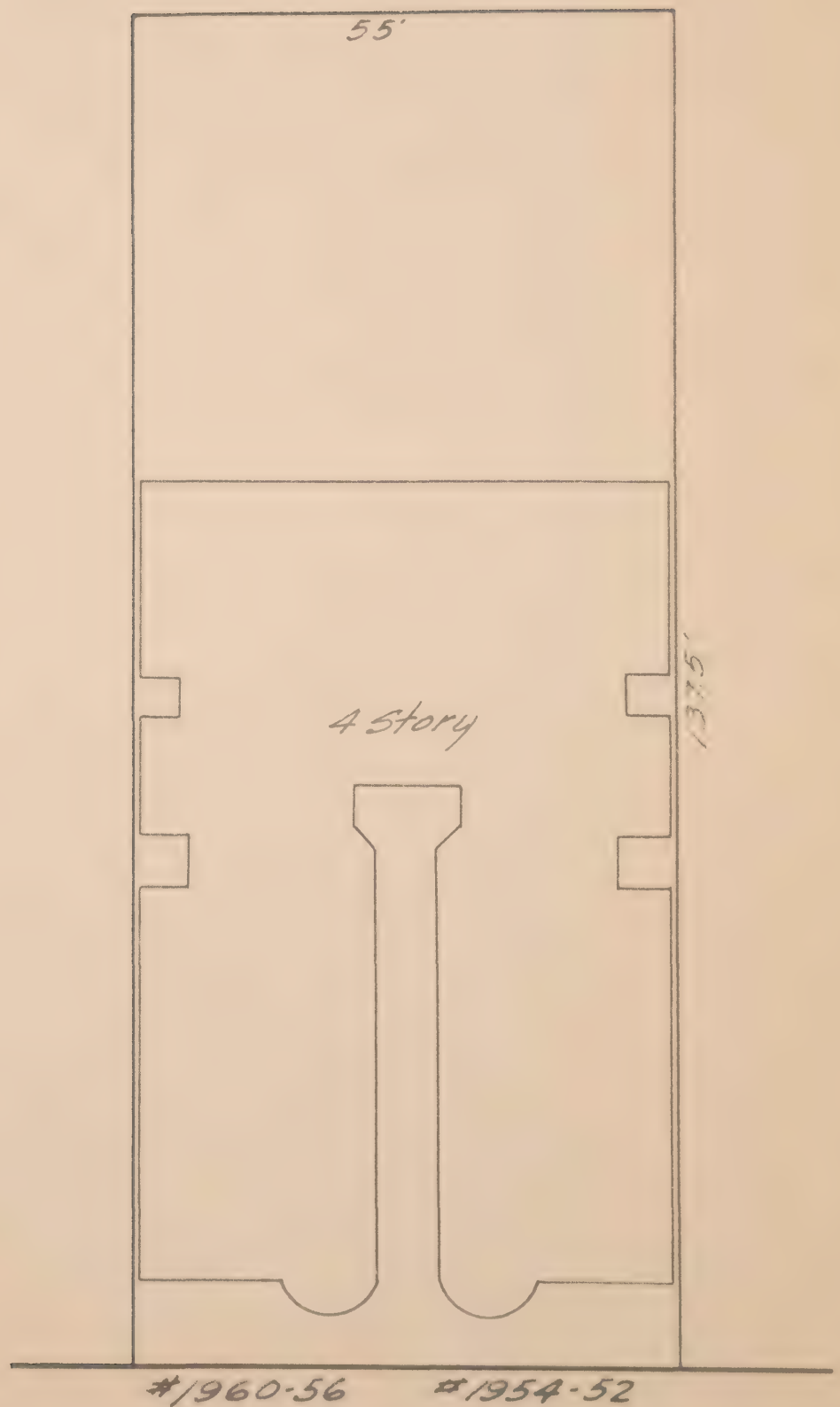
136,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
5 hskpy rms.	\$36 to \$40 ea.		188	
24-2 rm.	\$50 to \$75 ea.		1,440	
1-3 rm.	Manager		85	
1-garage	?		15	
			<u>1,728</u>	x 80
				138,200

LAND	\$ 35,000
IMPROVEMENTS	<u>100,000</u>

MARKET VALUE OF PROPERTY \$ 135,000



POST STREET

BLOCK 684

	NAME	LAND	IMPS.	TOTAL
-1,-2	Lighthouse Full Gospel Church	27,000	19,500	46,500 ✓
-3	Wesley Whitehead	12,500	15,000	27,500 ✓
-4	Ner Cuyugan et ux	12,500	11,000	23,500 ✓
-5	Gonzalo Almuete	12,500	6,500	19,000 ✓
-6	B.H. Freeman	12,500	12,500	25,000 ✓
-7	LeRoy Daigle	12,500	13,000	25,500 ✓
-9	Socony Mobil Oil Co., Inc.	17,000	350	17,350 ✓
-10	Thomas J. Callan et ux	14,000	9,000	23,000 ✓
-11	Silid Carmignani et al	19,500	-	19,500 ✓
-12	Robert W. Pollock	16,500	12,000	28,500 ✓
-13,-14	Bernadine Catton	33,000	4,000	37,000 ✓
-15	Jennie Harris	16,500	3,500	20,000 ✓
-16	Robert K. Midzuno	16,500	12,500	29,000 ✓
-17	Harry Mock	16,500	16,000	32,500 ✓
-20	Gertrude Hartman	13,000	23,000	36,000 ✓
-21	Wesley F. Johnson II	12,000	24,000	36,000 ✓
-22	A.W. Thorson et al	14,000	19,000	33,000
-23	Forty-first St. Corp.	13,000	14,500	27,500 ✓
-24	Bay Counties Title Guaranty Company	26,000	42,000	68,000 ✓
-26	Marie L. Malick	10,000	17,500	27,500 ✓
-27	Elizabeth Amadei	9,500	15,500	25,000 ✓
-28	Erwin Fulda et ux	8,000	12,000	20,000 ✓
-29	Wayne Bell	16,500	7,500	24,000 ✓
-31	Title Ins. & Trust Co., a corporation	33,000	22,000	55,000 ✓
-32	Eugene Joseph Birsinger et ux	16,500	13,500	30,000 ✓
-33	Artillia Benton	16,500	11,500	28,000 ✓

BLOCK 684 - cont.

	NAME	LAND	IMPS.	TITLE
-34	Wilkins Estates Inc.	16,500	20,500	37,000 ✓
-34A	Lena B. Murrell et al	16,500	3,500	20,000 ✓
35	Lena B. Murrell	14,000	16,000	30,000 ✓
-36	Actie De Zarm et ux	<u>14,200</u>	<u>6,800</u>	<u>21,000</u> ✓
		\$488,200	\$403,650	\$891,850



APPRAISAL

10-1

Pentecostal Inc.

OWNER: Lighthouse Full Gospel Church / PARCEL NO. 684-1, -2
 PROPERTY ADDRESS: 1901-05 Sutter (1) DATE ACQ: 2-16-48
 1655 Webster (2)
 OWNER'S ADDRESS: 1905 Sutter Street
 ZONING: R-4 PRESENT USE: Church, store and apts.
 BEST USE: Apts.

IRS: N.S.
 CONSID: N.S.

ASSESSED VALUE: Land \$ 4,320.00
 Imps. 7,800.00
 \$ 12,120.00

TAXES: \$ 391.82

LAND: DIMENSION 27.5 x 93 (1) 5,116 s.f.
 27.5 x 93 (2)

IMPROVEMENTS: Condition Fair-to-good Effective Age 65
 (1) 3 st. fr. str. with store & church on 1st flr. The 2nd flr. has 1-6 rm. flat & the 3rd flr. has a 4-rm. apt. & 4 sleeping rms. All of bldg. is occupied by the church except the store.
 (2) 1 st. fr. str. with dining room, child's rm., kitchen and lounge used for church purposes.

SUMMATION APPROACH:

Rounded to

Land 5,116 s.f. @ \$5.28+ \$ 27,000
 Improvements
 (1) 7,594 s.f. @ \$2.00 \$15,188
 (2) 2,558 s.f. @ 1.70 4,349
 19,537
 46,537

\$46,500

MARKET COMPARISON:

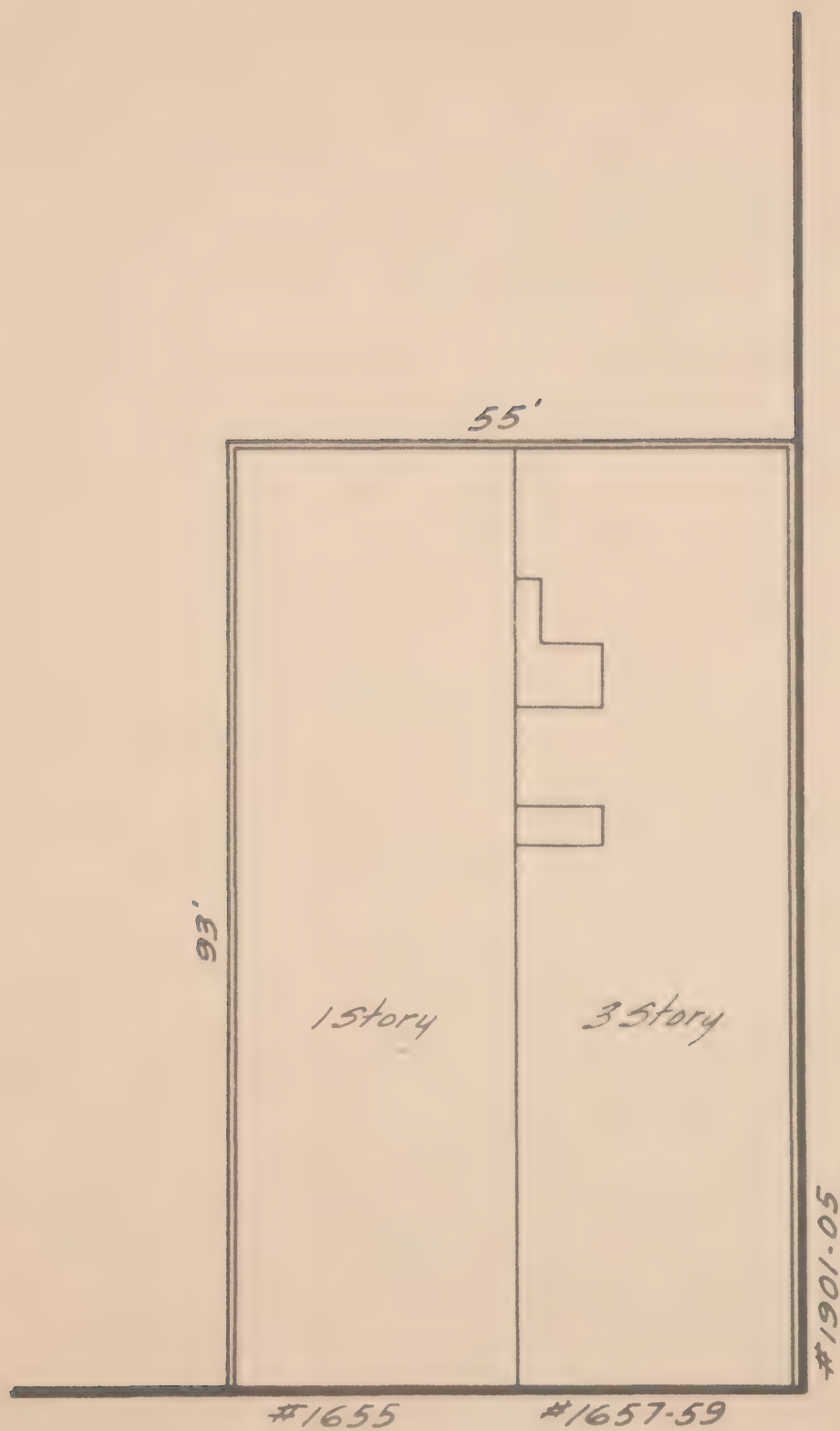
Sales Most Comparable 666-11; 672-12; 685-19
 5,116 s.f. @ \$ 9.20 \$ 47,067 47,100

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND \$ 27,000
 IMPROVEMENTS 19,500

MARKET VALUE OF PROPERTY \$ 46,500



WEBSTER STREET

SUTTER STREET



APPRAISAL

10-32

OWNER: Wesley Whitehead
PROPERTY ADDRESS: 1645-49 Webster Street

PARCEL NO. 684-3
DATE ACQ: 6-30-42

OWNER'S ADDRESS: 1649 Webster Street

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,500.00
Imps. 2,600.00
\$ 4,100.00

TAXES: \$ 340.72

LAND: DIMENSION 27.5 x 93 = 2,558

s.f.

IMPROVEMENTS: Condition Good

Effective Age 60 ±

3 st. fr. str. with 1-5 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,558 s.f. @ \$4.89±	\$ 12,500	
Improvements	5,380 s.f. @ 2.80	15,064	
		<u>27,564</u>	\$27,600

MARKET COMPARISON:

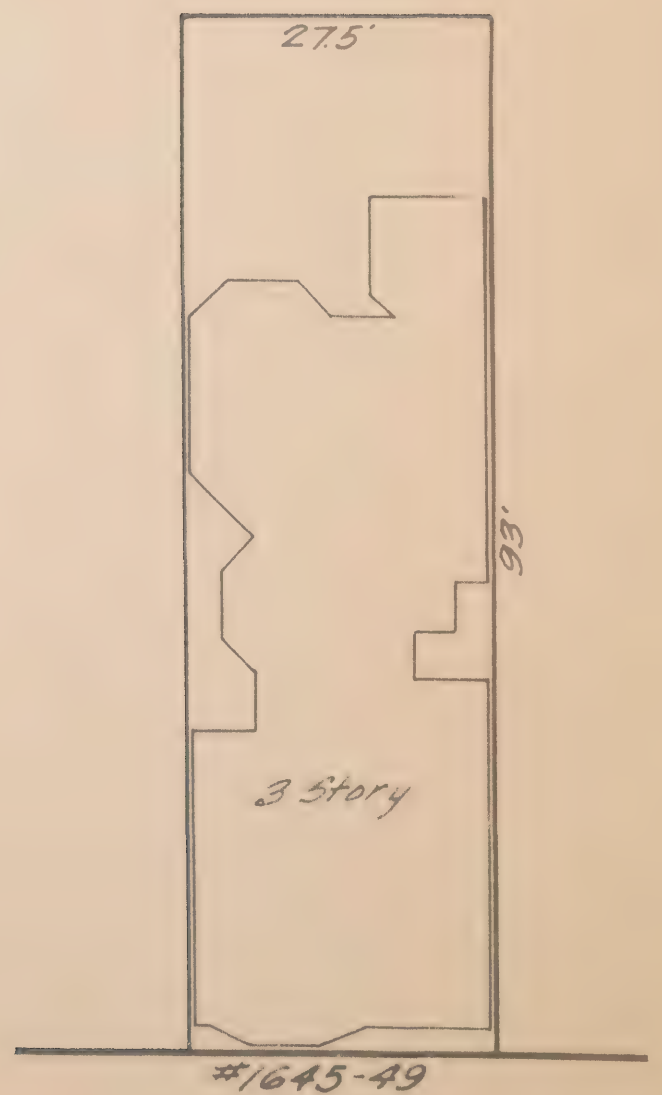
Sales Most Comparable	, 672-12		
2,558 s.f. @ \$	11.20	\$ 28,649	28,600

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
3-5 rm.	?	3 @ \$90	270 x 102 =	
			27,540	27,500

LAND	\$ 12,500
IMPROVEMENTS	15,000

MARKET VALUE OF PROPERTY \$ 27,500



WEBSTER STREET



APPRAISAL

10-37

OWNER: Ner Cuyugan et ux
PROPERTY ADDRESS: 1643 Webster Street

PARCEL NO. 684-4
DATE ACQ: 10-24-51

OWNER'S ADDRESS: 1643B Webster Street

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,500.00
Imps. 2,800.00
\$ 4,300.00

TAXES: \$ 357.34

LAND: DIMENSION 27.5 x 93 = 2,558 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

3 st. flats with ground level store in front.

SUMMATION APPROACH:

Rounded to

Land	2,558 s.f. @ \$4.89±	\$ 12,500.	
Improvements	4,520 s.f. @ 2.50	11,300	
		<u>23,800</u>	\$23,800

MARKET COMPARISON:

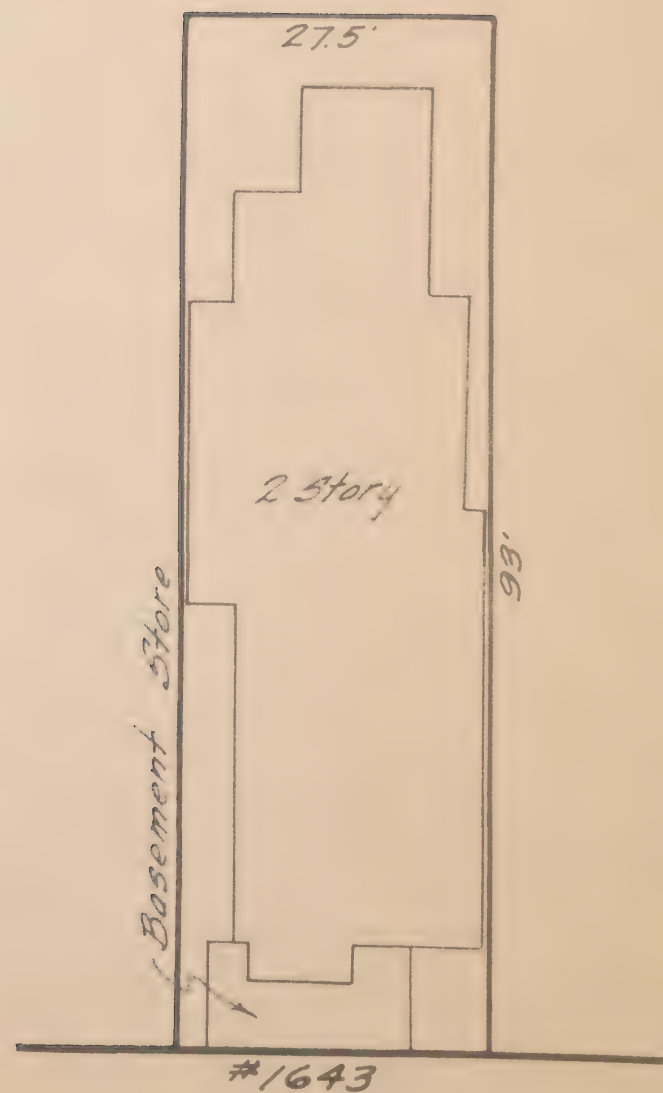
Sales Most Comparable	686-14; 687-34		
	2,558 s.f. @ \$ 9.00	\$ 23,022	23,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	70		70	
1-flat	50		90	
1-flat	65		90	
			<u>250</u> x 90	22,500

LAND	\$ 12,500
IMPROVEMENTS	<u>11,000</u>

MARKET VALUE OF PROPERTY \$ 23,500



WEBSTER STREET



APPRAISAL

10-30

OWNER: Gonzalo Almuete
PROPERTY ADDRESS: 1633-37 Webster Street

PARCEL NO. 684-5
DATE ACQ: 3-27-61

OWNER'S ADDRESS: 2339 Clement

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-4

PRESENT USE: Store & apts.

ASSESSED VALUE: Land \$ 1,500.00
Imps. 2,200.00
\$ 3,700.00

TAXES: \$ 307.48

LAND: DIMENSION 27.5 x 93 = 2,558

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70

2 st. fr. str. with ground level store & living area. The
1st and 2nd flrs. each contain 1-5 rm. flat.

SUMMATION APPROACH:

Rounded to

Land	2,558 s.f. @ \$4.89+	\$ 12,500
Improvements	4,335 s.f. @ 1.50	6,503
		<u>19,003</u>

\$19,000

MARKET COMPARISON:

Sales Most Comparable 662-20; 652-18; 686-5
2,558 s.f. @ \$ 7.50

\$ 19,185

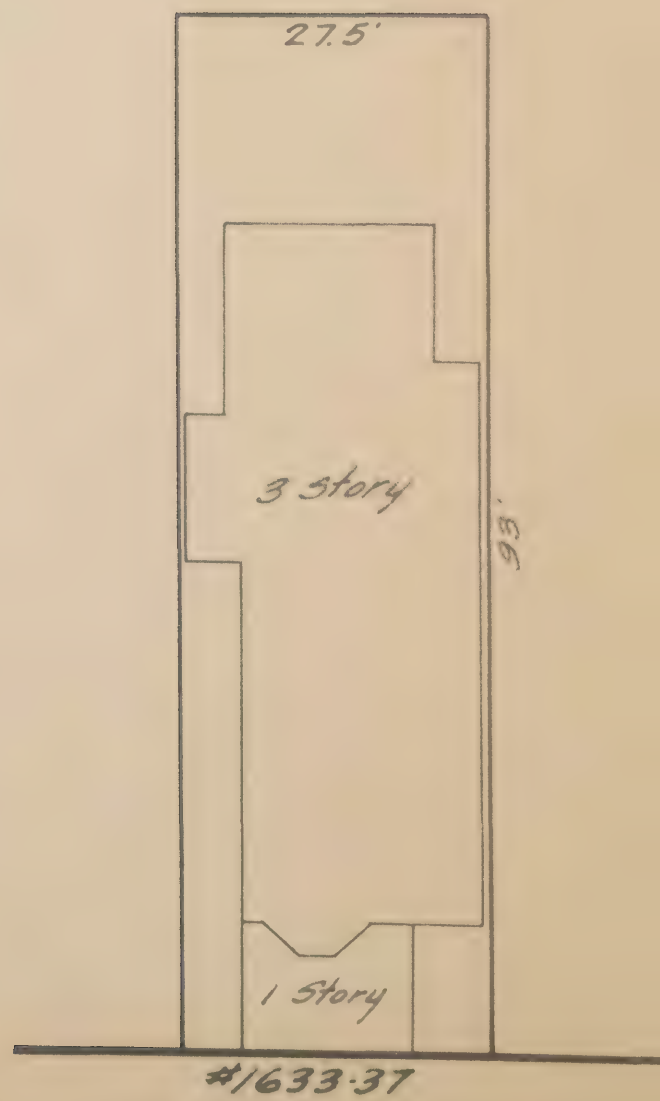
19,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt.	Vacant	75	75	
2-5 rm.	?	80 ea.	160	
			<u>235</u> x 80	18,800

LAND	\$ 12,500
IMPROVEMENTS	6,500
	<u>19,000</u>

MARKET VALUE OF PROPERTY \$ 19,000



WEBSTER STREET



APPRAISAL

10-28

OWNER: LeRoy Daigle et ux
PROPERTY ADDRESS: 1621-25 Webster Street

PARCEL NO. 684-7
DATE ACQ: 3-12-51

OWNER'S ADDRESS: 1621 Webster Street

IRS: \$5.50
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,500.00
Imps. 2,400.00
\$ 3,900.00

TAXES: \$ 245.98

LAND: DIMENSION 27.5 x 93 = 2,558

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

3 st. fr. str., 1-5 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,558 s.f. @ \$4.89±	\$ 12,500	
Improvements	5,382 s.f. @ 2.50	13,455	
		<u>25,955</u>	\$26,000

MARKET COMPARISON:

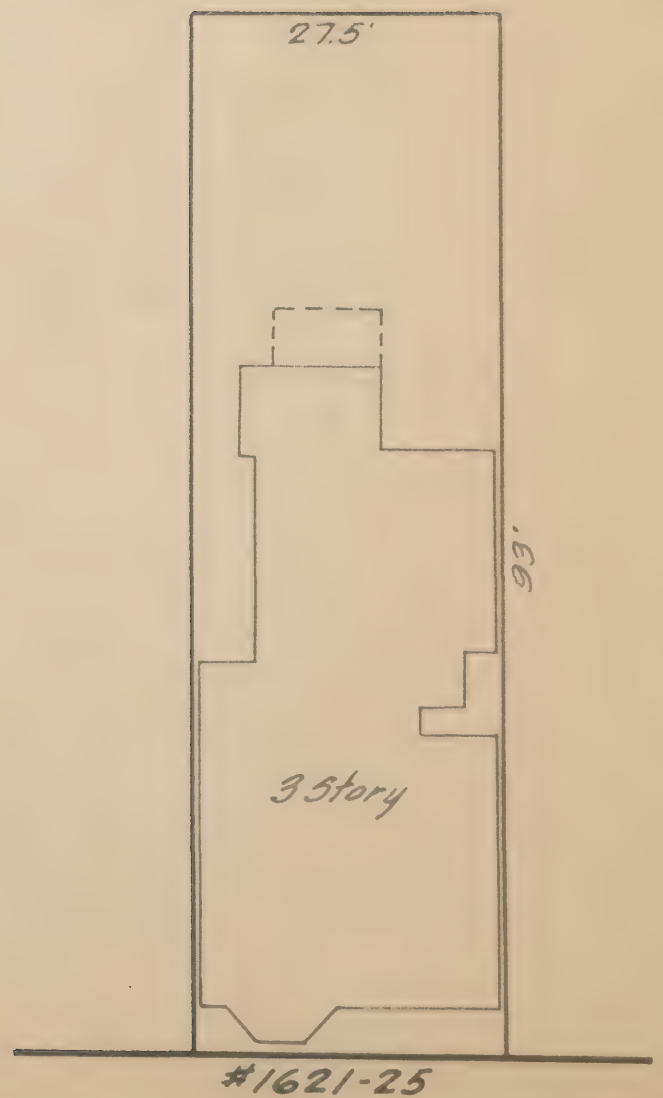
Sales Most Comparable	660-37; 681-10; 685-19		
2,558	s.f. @ \$ 10.00	\$ 25,580	25,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	Owner		85	
1-5 rm.	75		85	
1-5 rm.	85		85	
			<u>255</u>	
			x 102 =	
			26,010	26,000

LAND	\$ 12,500
IMPROVEMENTS	<u>13,000</u>

MARKET VALUE OF PROPERTY \$ 25,500



WEBSTER STREET



APPRAISAL

OWNER: Thomas J. Callan et ux
PROPERTY ADDRESS: 1812 Post Street

PARCEL NO. 684-10
DATE ACQ: 1-10-36

OWNER'S ADDRESS: Box 492, Rt. 1, Colma

IRS: \$4.50
CONSID: NS
BEST USE: Com.

ZONING: C-2

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,880.00
Imps. 2,200.00
\$ 4,080.00

TAXES: \$ 339.04

LAND: DIMENSION 22.25 x 137.5± = 3,059 s. f.

IMPROVEMENTS: Condition Very poor Effective Age 70 ±

Front bldg. - 2 st. fr. str. with bsmt. store, 1-4 rm. flat
on 1st and 2nd flr.

Rear bldg. - 2 st. fr. str. with 1-3 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	3,059 s.f. @ \$4.58±	\$ 14,000	
Improvements			
Front bldg.	4,086 s.f. @ \$1.50	\$6,129	
Rear bldg.	1,594 s.f. @ 1.50	2,391	
		<u>8,520</u>	
		8,520	
		<u>22,520</u>	\$22,500

MARKET COMPARISON:

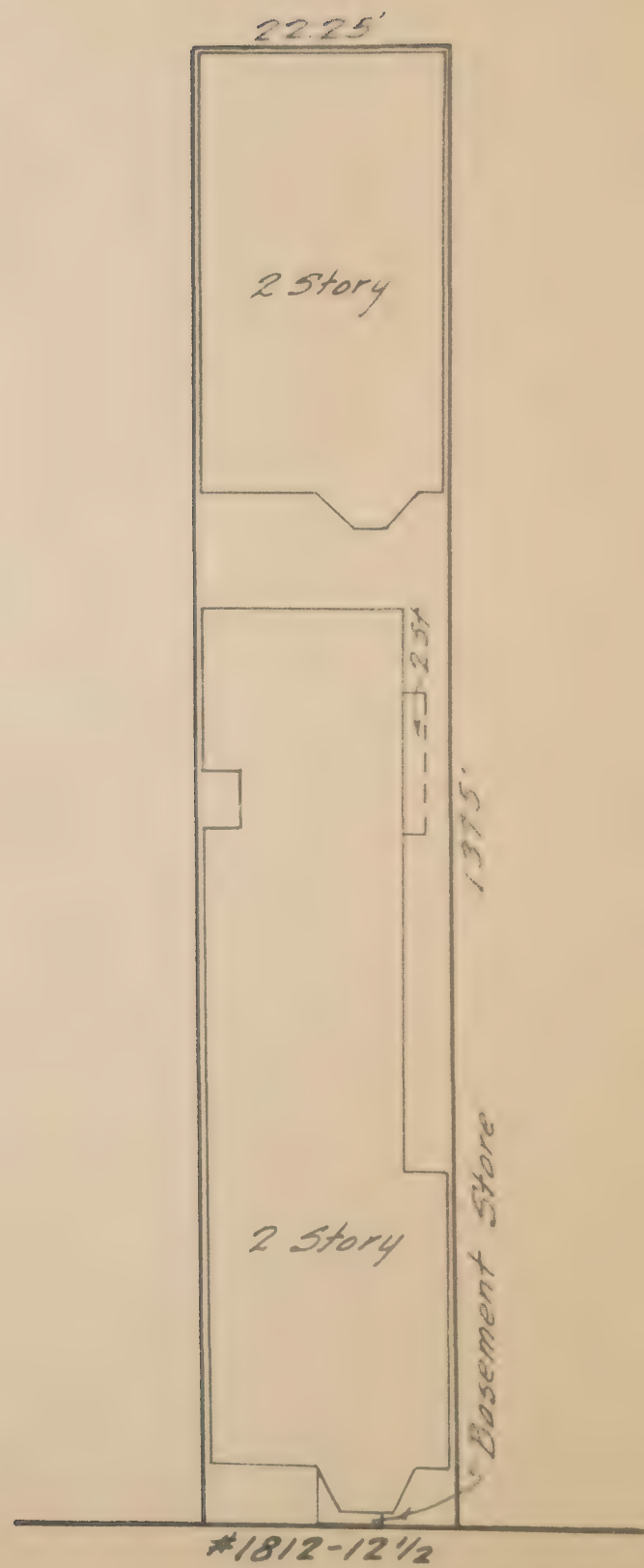
Sales Most Comparable	659-10; 660-11		
3,059 s.f. @ \$	7.50	\$ 22,942	22,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	100		100	
2-3 rm. @ \$50	100		100	
2-4 rm. @ \$50	100		100	
			<u>300</u> x 78	23,400

LAND	\$ 14,000
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 23,000



POST STREET



APPRAISAL

OWNER: Silio Carmignani et al
PROPERTY ADDRESS: Vacant lot on PostSt.

PARCEL NO. 684-11
DATE ACQ: 7-28-52

OWNER'S ADDRESS: 1753 Beach Street

IRS: 11.55
CONSID: NS
BEST USE: Com.

ZONING: C-2 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 2,190.00
Imps. -
\$ 2,190.00

TAXES: \$ 181.98

LAND: DIMENSION 26 x 137.5 = 3,575

s. f.

IMPROVEMENTS: Condition

Effective Age

Vacant

SUMMATION APPROACH:

Rounded to

Land 3,575 s. f. @ \$5.45±
Improvements

\$ 19,484

19,500

MARKET COMPARISON:

Sales Most Comparable 674-7; 674-8; 648-8

3,575 s. f. @ \$ 5.45±

\$ 19,484

19,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND
IMPROVEMENTS

\$ 19,500
0

MARKET VALUE OF PROPERTY \$ 19,500



Vacant

137.5'

26'

POST STREET



APPRAISAL

OWNER: Robert W. Pollock et al
PROPERTY ADDRESS: 1816 Post Street

PARCEL NO. 684-12
DATE ACQ: 7-14-60

OWNER'S ADDRESS: 2031 Union Street

IRS: No
CONSID: NS
BEST USE: Com.

ZONING: C-2

PRESENT USE: Store & apts.

ASSESSED VALUE: Land \$ 2,190.00
Impe. 2,500.00
\$ 4,690.00

TAXES: \$ 389.74

LAND: DIMENSION 26 x 137.5 = 3,575

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. str. with bsmt. store, 1 flat ea. on 1st & 3rd flr.
2 apts. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,575 s.f. @ \$4.62+	\$ 16,500	
Improvements	5,294 s.f. @ 2.30	12,176	
		<u>28,676</u>	\$28,700

MARKET COMPARISON:

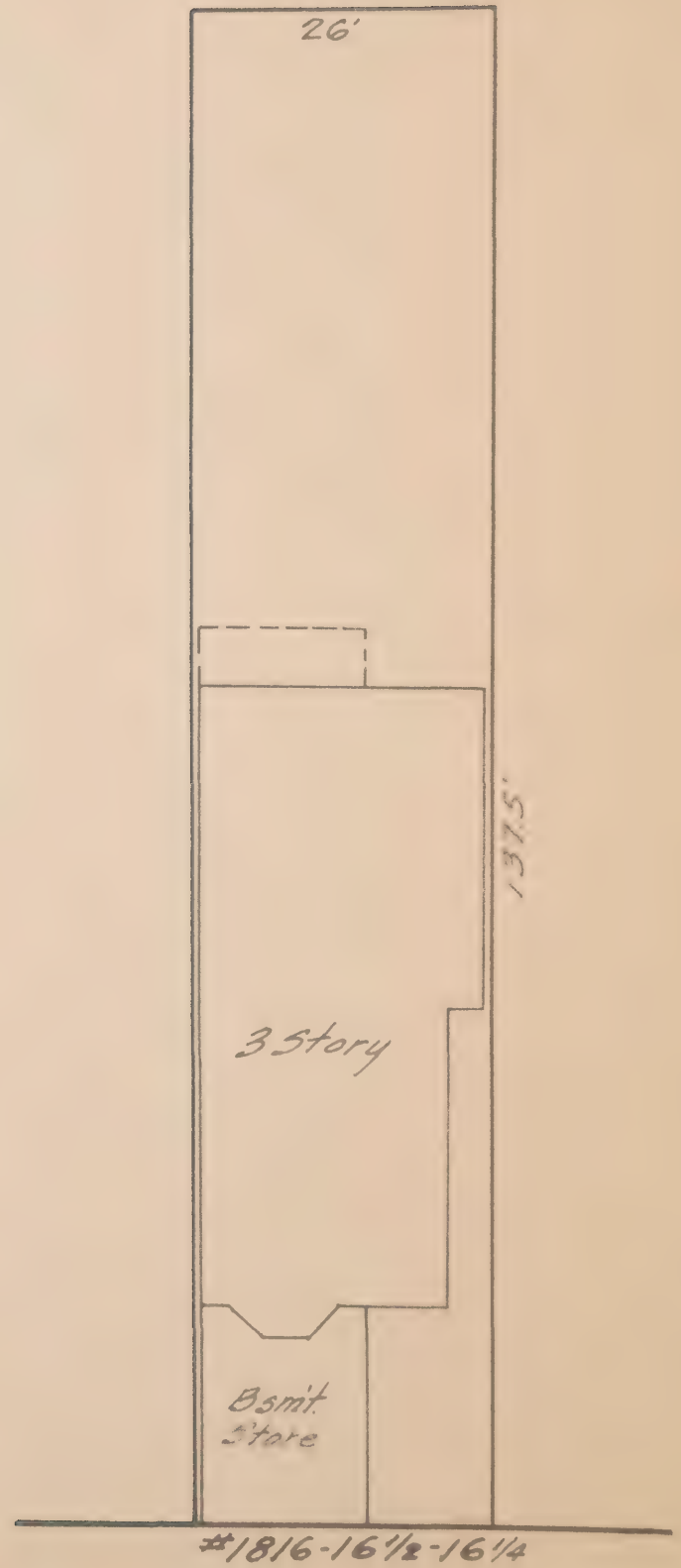
Sales Most Comparable	685-19; 660-37; 681-10	
3,575	s.f. @ \$ 8.00	\$ 28,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	?		75	
2-flats	?	@\$75	150	
2 apts.	?	@\$50	100	
			<u>325</u> x 90 =	
			29,250	29,300

LAND	\$ 16,500
IMPROVEMENTS	12,000

MARKET VALUE OF PROPERTY \$ 28,500



POST STREET



APPRAISAL

10-22

OWNER: Bernadine Catton
 PROPERTY ADDRESS: 1818 Post St. (13)
 1820 Post St. (14)
 OWNER'S ADDRESS: 490 Post St., Rm. 825
 ZONING: C-2 PRESENT USE: Apts.

PARCEL NO. 684-13,-14
 DATE ACQ: 4-24-30
 IRS:
 CONSID: NS
 BEST USE: Com.

ASSESSED VALUE: Land \$ 4,380.00
 Imps. 3,450.00
 \$ 7,830

TAXES: \$ 650.64

LAND: DIMENSION 26 x 137.5 = (13) = 7,150 s.f.
 26 x 137.5 = (14)

IMPROVEMENTS: Condition Poor Effective Age 70 ±

- (13) 2 st. fr. str. with bsmt. store now used as storage.
 1-7 rm. flat ea. on 1st & 2nd flr. Exterior condition
 is very poor and interior is fair.
- (14) 2 st. fr. str., formerly store on 1st flr. & flat on
 2nd., very poor condition.

SUMMATION APPROACH:

Rounded to

Land	7,150 s.f. @ \$4.62±	\$ 33,000	
Improvements			
(13)	4,079 s.f. @ \$1.00	\$4,079	
(14)	5,916 - no value	-	
		<u>4,079</u>	
		37,079	\$37,100

MARKET COMPARISON:

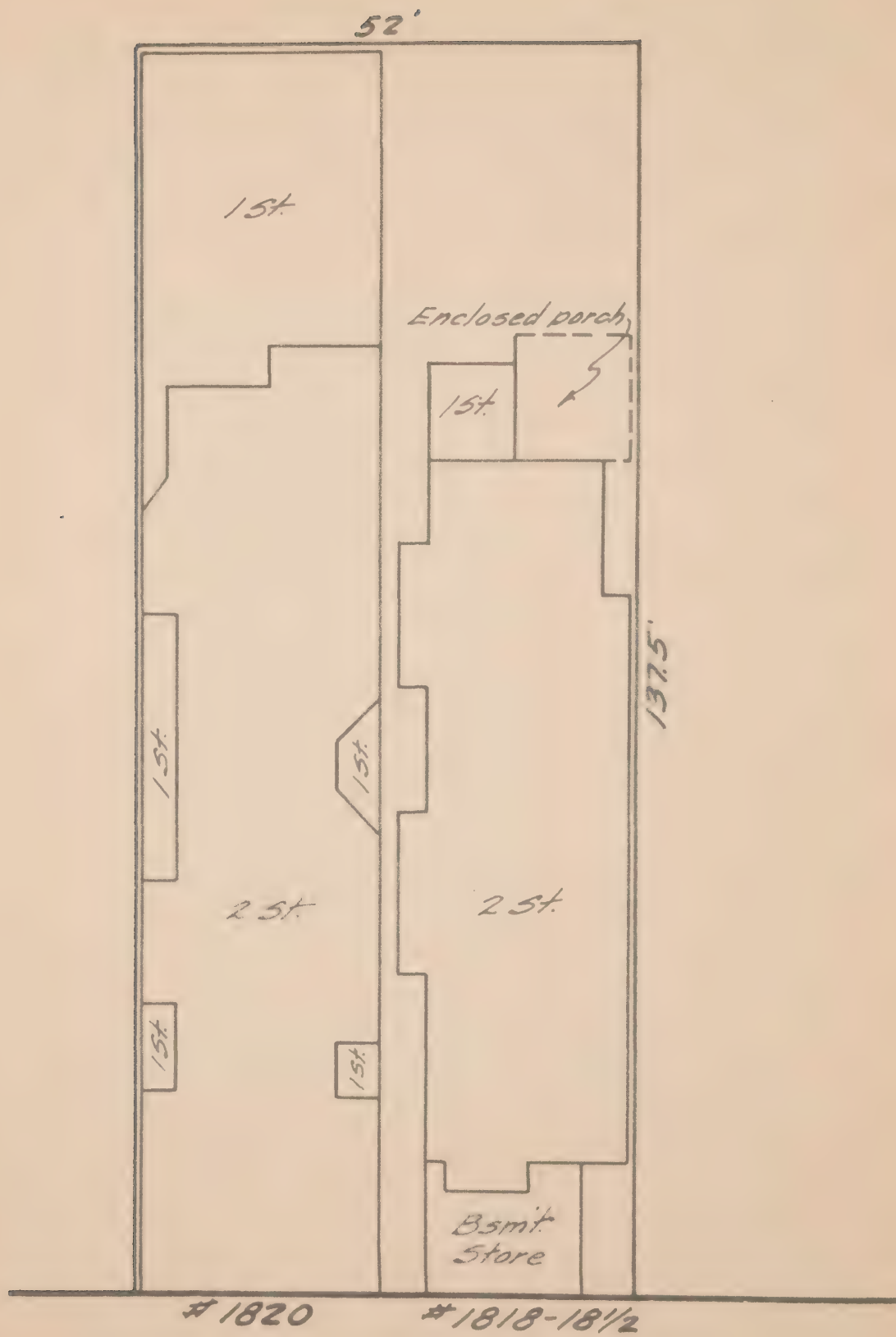
Sales Most Comparable	674-7; 674-8; 648-8		
	7,150 s.f. @ \$ 5.20	\$ 37,180	37,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

All property is vacant.

LAND	\$ 33,000
IMPROVEMENTS	4,000
	<u>37,000</u>
MARKET VALUE OF PROPERTY	\$ 37,000





APPRAISAL

10-21

OWNER: Jennie Harris
PROPERTY ADDRESS: 1822 Post Street

PARCEL NO. 684-15
DATE ACQ: 12-19-61

OWNER'S ADDRESS: 230-11th Ave.

IRS: \$22.00
CONSID: \$20,000
BEST USE: Com.

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,190.00
Imps. 1,100.00
\$ 3,290.00

TAXES: \$ 273.40

LAND: DIMENSION 26 x 137.5 = 3,575

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. str. with garage and storage at front of bldg.
3 rms. on 1st and 4 rms. on 2nd used as single family residence.

SUMMATION APPROACH:

Rounded to

Land 3,575 s.f. @ \$4.62± \$ 16,500
Improvements
Dwelling 2,507 s.f. @ \$1.50 \$3,761
Garage & storage 300

4,061
20,561

\$20,600

MARKET COMPARISON:

Sales Most Comparable 648-7; 686-8
3,575 s.f. @ \$ 5.60

\$ 20,020

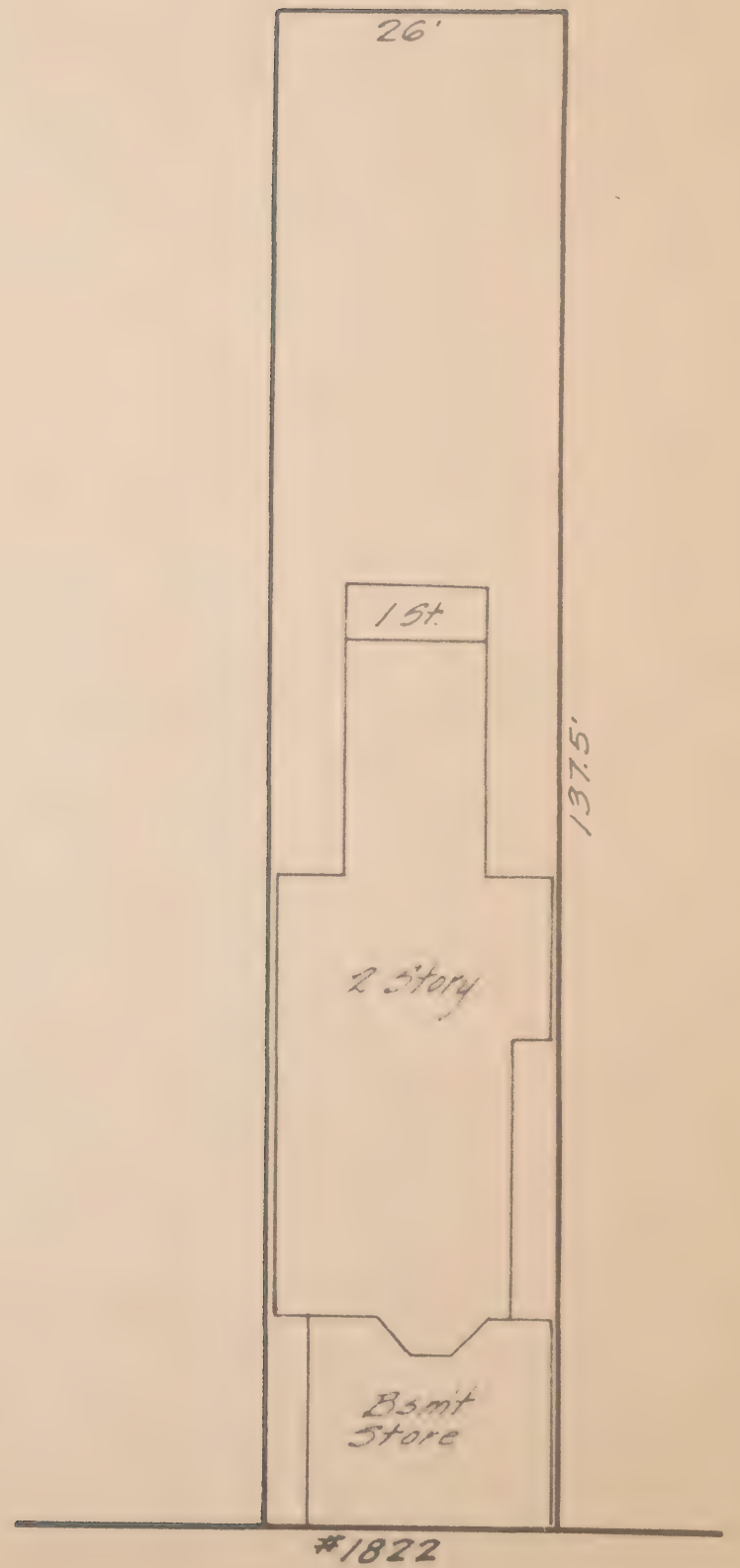
20,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 16,500
IMPROVEMENTS 3,500

MARKET VALUE OF PROPERTY \$ 20,000



POST STREET



APPRAISAL

10-20

OWNER: Robert K. Midzuno
PROPERTY ADDRESS: 1824 Post Street

PARCEL NO. 684-16
DATE ACQ: 11-25-46

OWNER'S ADDRESS: 1828 Webster Street

IRS: NS
CONSID: Com.

ZONING: C-2

PRESENT USE: Store & apts.

BEST USE:

ASSESSED VALUE: Land \$ 2,190.00
Imps. 2,400.00
\$ 4,590.00

TAXES: \$ 381.42

LAND: DIMENSION 26 x 137.5 = 3,575

IMPROVEMENTS: Condition Good

Effective Age 60 ±

3 st. fr. str. 1st flr. is store, 2nd flr. is flat, 3 rd. flr. is flat rented as sleeping rooms.

SUMMATION APPROACH:

Rounded to

Land	3,575 s.f. @ \$4.62+	\$ 16,500	
Improvements	5,703 s.f. @ 2.30	13,117	
		<u>29,617</u>	\$29,600

MARKET COMPARISON:

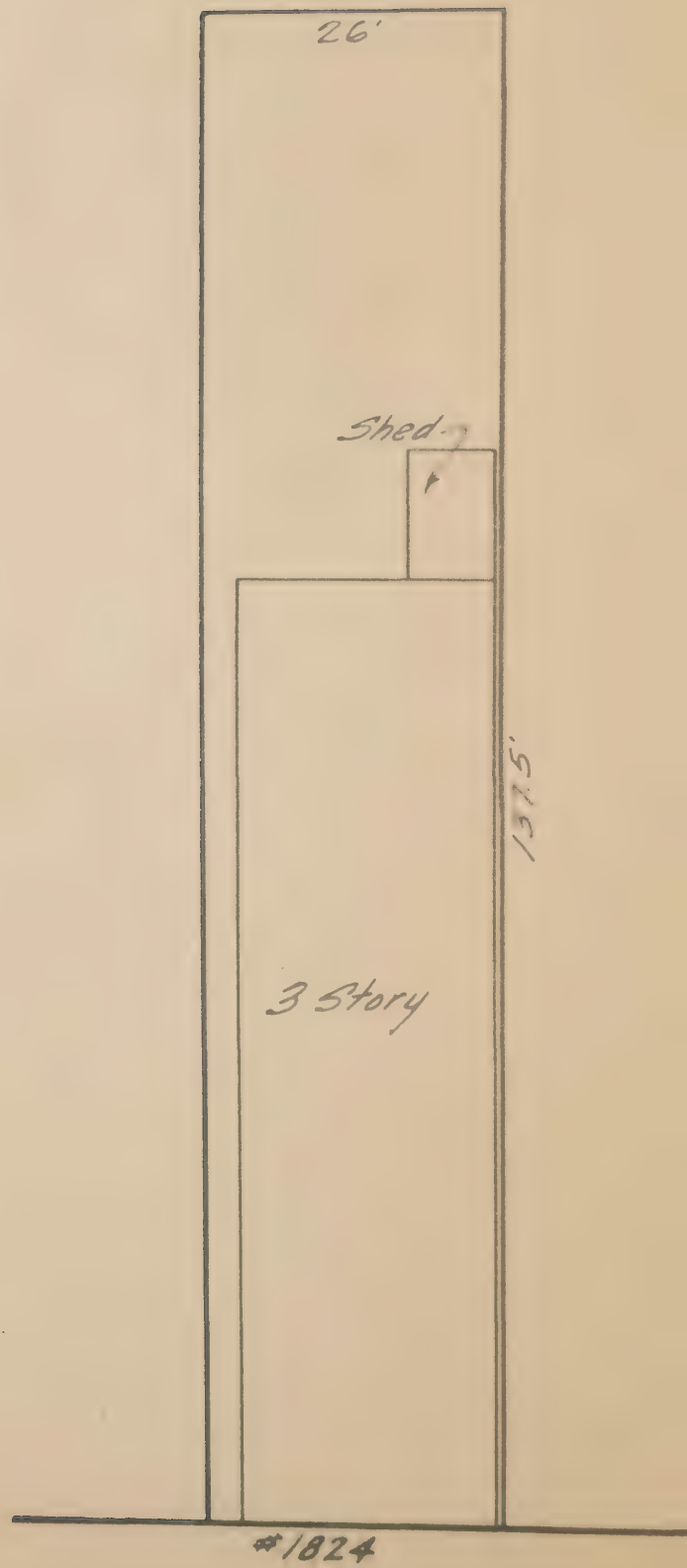
Sales Most Comparable	685-19; 672-12		
	3,575 s.f. @ \$ 8.20	\$ 29,315	29,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	Vacant		100	
1-flat	Owner		90	
2-rms.	Vacant)			
1-rm.	25)		90	
1-rm.	30)			
			<u>280</u>	
			x 102 =	
			28,560	28,600

LAND	\$ 16,500
IMPROVEMENTS	<u>12,500</u>

MARKET VALUE OF PROPERTY \$ 29,000



POST STREET



APPRAISAL

OWNER: Harry Mock
PROPERTY ADDRESS: 1872-78 Post Street

PARCEL NO. 684-17
DATE ACQ: 10-20-61

OWNER'S ADDRESS: Unknown

IRS: \$1.10
CONSID: NS

ZONING: C-2

PRESENT USE: Store & rms. BEST USE: Com.

ASSESSED VALUE: Land \$ 2,190.00
Imps. 4,850.00
\$ 7,040.00

TAXES: \$ 585.02

LAND: DIMENSION 26 x 137.5 = 3,575

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. str. with store on 1st flr. and rms. on 2nd & 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,575 s. f. @ \$4.62+	\$ 16,500	
Improvements	10,064 s. f. @ \$1.70	17,109	
	(incl. built-in cafe fixtures)	33,609	\$33,600

MARKET COMPARISON:

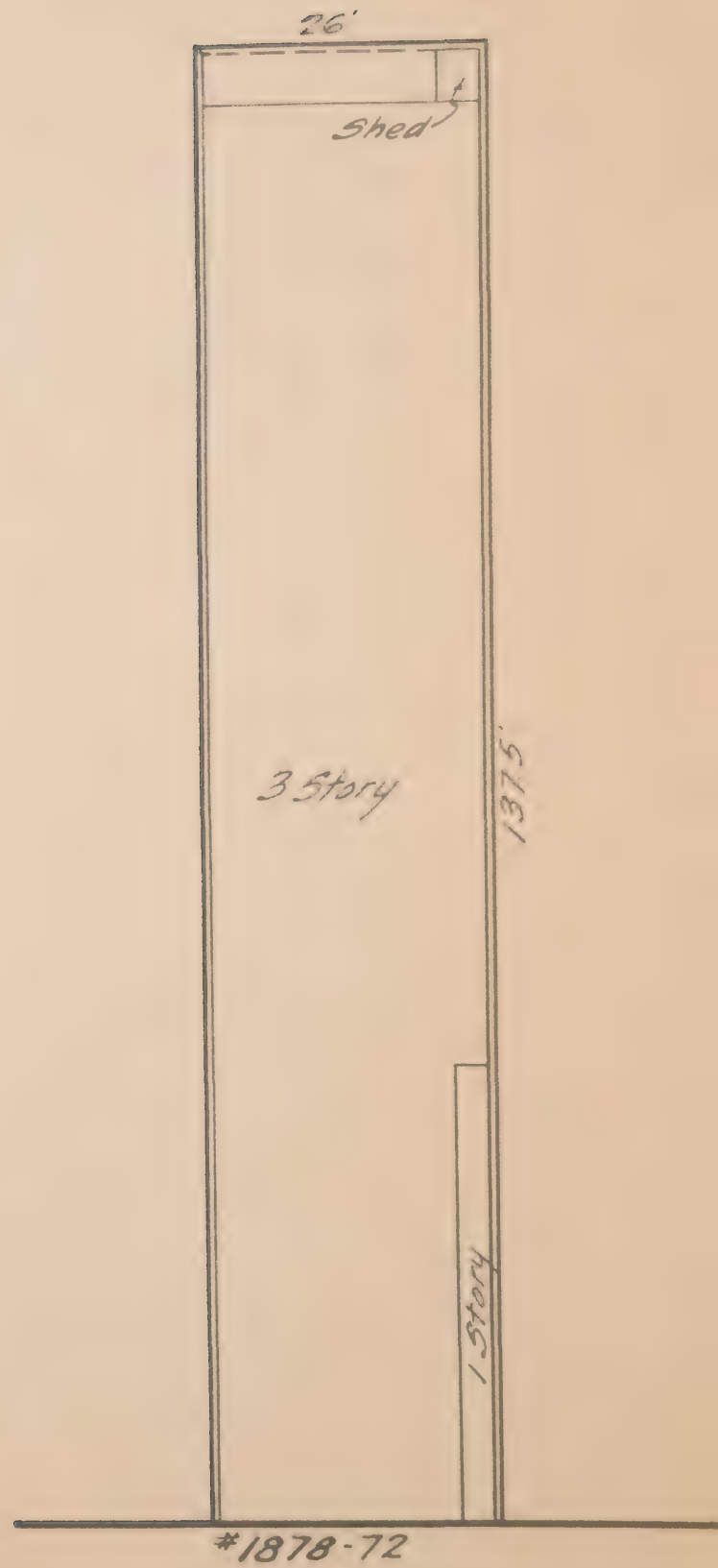
Sales Most Comparable	666-12; 684-22; 684-12		
	3,575 s. f. @ \$ 9.50	\$ 33,963	34,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Vacant		100	
Rooms	?		250	
			350 x 90	31,500

LAND	\$ 16,500
IMPROVEMENTS	16,000

MARKET VALUE OF PROPERTY \$ 32,500



POST STREET



APPRAISAL

OWNER: Gertrude Hartman
 PROPERTY ADDRESS: 1714-16 Fillmore St.

PARCEL NO. 684-20
 DATE ACQ: 2-17-48

OWNER'S ADDRESS: 110 E. End Ave., New York 28

IRS: \$60.50

ZONING: C-2

PRESENT USE: Store & offices

CONSID: NS

BEST USE: Same

ASSESSED VALUE: Land \$ 8,955.00
 Impe. 3,500.00
\$ 12,455.00

TAXES: \$ 1,035.02

LAND: DIMENSION 27.5 x 93 = 2,558

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40

2 st. fr. str. with store and small mezz. office on 1st flr.,
 2nd flr. has 7 rm. doctor's offices., 1st flr. has 2 walk-in
 freezer & cooler boxes and misc. shelving.

SUMMATION APPROACH:

Rounded to

Land 2,558 s.f. @ \$5.08+ \$ 13,000

Improvements

1st flr. (incl. fixtures)

2,558 s.f. @ \$6.00

\$15,348

2nd flr. 1,622 s.f. @ \$5.00

8,110

23,458

36,458

\$36,500

MARKET COMPARISON:

Sales Most Comparable 666-12; 659-1; 684-22

2,558 s.f. @ \$ 14.30

\$ 36,579

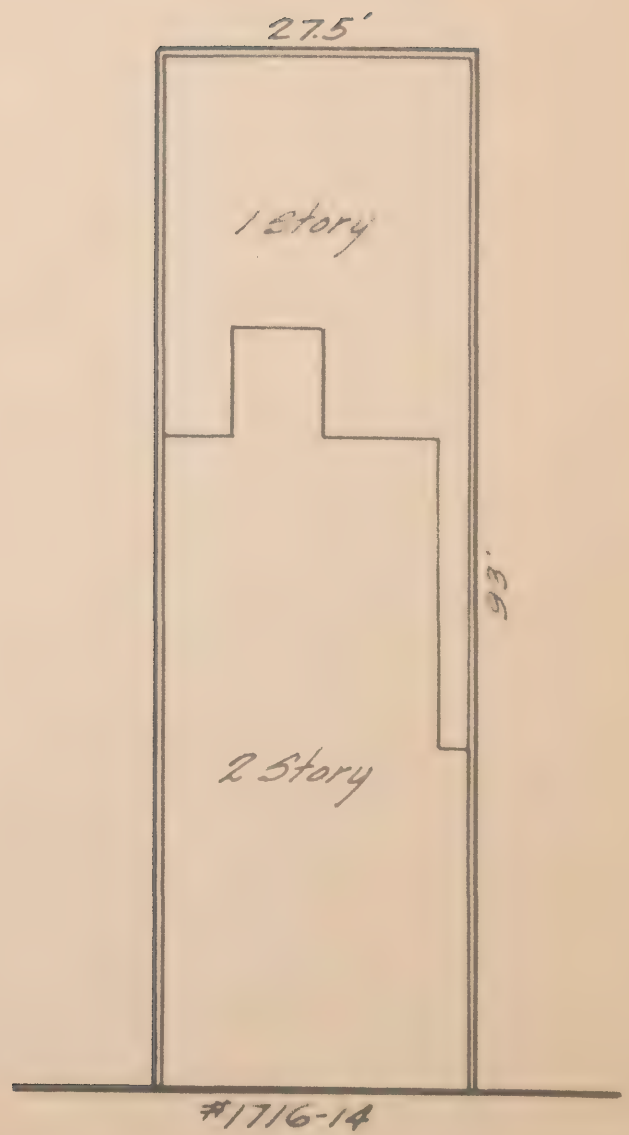
36,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	450		250	
Offices	150		150	
			<u>400</u> x 90	36,000

LAND \$ 13,000
 IMPROVEMENTS 23,000

MARKET VALUE OF PROPERTY \$ 36,000



FILLMORE STREET



APPRAISAL

10-16

OWNER: Wesley F. Johnson II
PROPERTY ADDRESS: 1718-22 Fillmore Street

PARCEL NO. 684-21
DATE ACQ: 4-17-61

OWNER'S ADDRESS: 1836 Fillmore

IRS: \$31.35

ZONING: C-2

PRESENT USE: Stores & flats BEST USE: Same

CONSID: NS

ASSESSED VALUE: Land \$ 8,135.00
Imps. 2,800.00
\$ 10,935.00

TAXES: \$ 908.70

LAND: DIMENSION 25 x 93 = 2,325

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

3 st. fr. bldg. with store on 1st flr. and 1-6 rm. flat ea.
on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land 2,325 s.f. @ \$5.16+ \$ 12,000

Improvements

1st flr. 2,325 s.f. @ \$6.00 \$13,950

Inc. fix. 3,678 s.f. @ 3.00 11,034

24,984
36,984

\$37,000

MARKET COMPARISON:

Sales Most Comparable 666-12; 659-1; 684-22
2,325 s.f. @ \$ 15.00

\$ 34,875

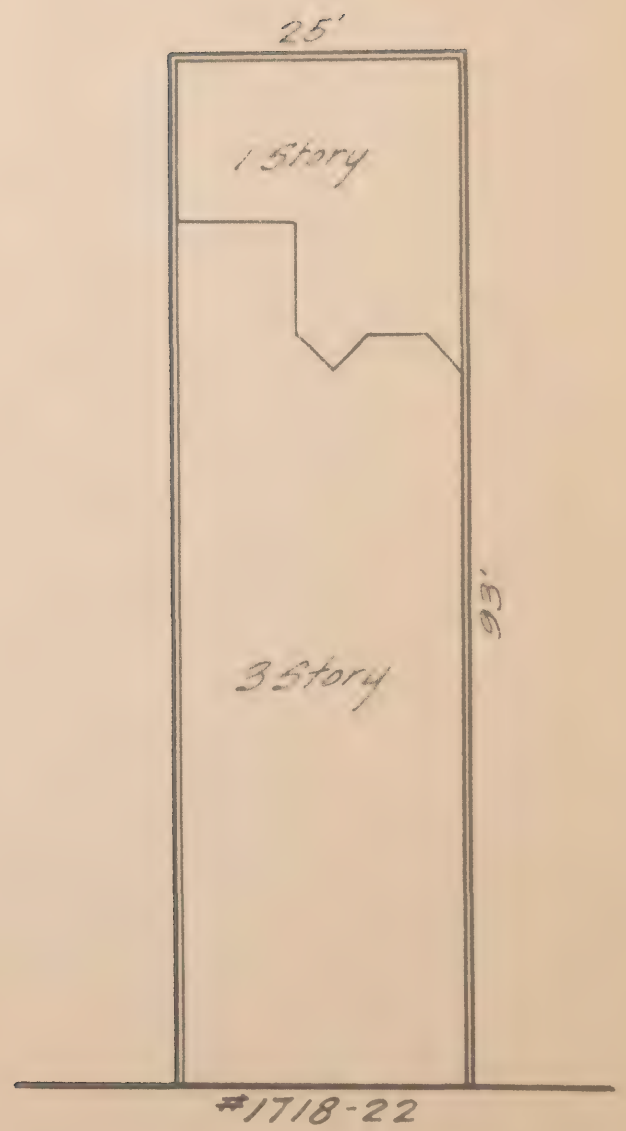
34,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Vacant		200	
2-6 rm.	@\$75		150	
			350 x 102	35,700

LAND \$ 12,000
IMPROVEMENTS 24,000

MARKET VALUE OF PROPERTY \$ 36,000







APPRAISAL

113-15

OWNER: A. W. Thorson et al
PROPERTY ADDRESS: 1724-28 Fillmore St.

PARCEL NO. 684-22
DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS:
CONSID: NS
BEST USE: Same

ZONING: c-2

PRESENT USE: Store & Office

ASSESSED VALUE: Land \$ 9,765.00
Imps. 3,600.00
\$ 13,365.00

TAXES: \$ 1,110.64

LAND: DIMENSION 30 x 93 = 2,790

s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±
2 st. fr. str. with 2 stores on 1st flr., 1-rm. office, small
kitchen and meeting hall on 2nd. 25' bar, 6x9 walk-in box
and misc. shelving on 1st flr. 3 storage sheds at rear of
bldg.

SUMMATION APPROACH:

Rounded to

Land 2,790 s.f. @ \$5.02± \$ 14,000
Improvements
1st flr. (incl. fix.) 1,950 s.f. @ \$6. \$11,700
2nd flr. 1,950 s.f. @ 3.30 6,435
Sheds 200

18,335
32,335

\$32,300

MARKET COMPARISON:

Sales Most Comparable 659-1; 666-12
2,790 s.f. @ \$ 11.80

\$ 32,922

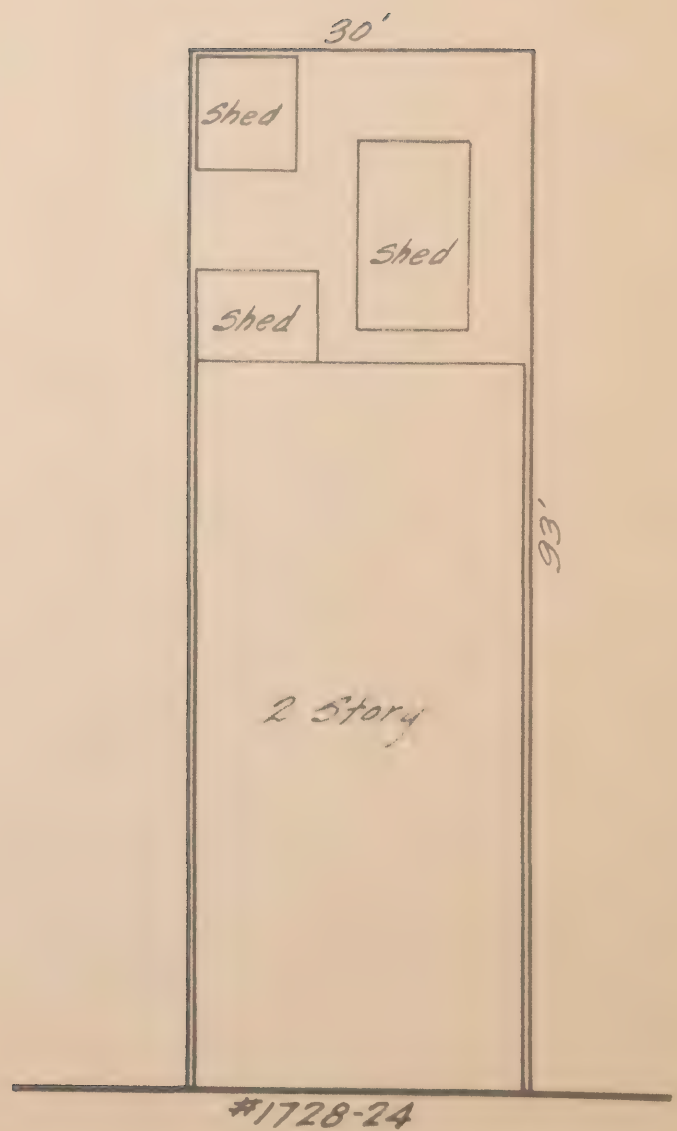
32,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bar, cafe	160		160	
Liquor store	?		200	
2nd flr.	?		100	
			460 x 70	32,200

LAND \$ 14,000
IMPROVEMENTS 19,000

MARKET VALUE OF PROPERTY \$ 33,000





APPRAISAL

10-14

OWNER: Forty-first Street Corporation
PROPERTY ADDRESS: 1730-34 Fillmore Street

PARCEL NO. 684-23
DATE ACQ: 5-29-59

OWNER'S ADDRESS: Unknown

IRS: \$27.50
CONSID: \$25,000
BEST USE: Store

ZONING: C-2 PRESENT USE: Store

ASSESSED VALUE: Land \$ 8,955.00
Imps. 1,200.00
\$ 10,155.00

TAXES: \$ 843.92

LAND: DIMENSION 27.5 x 93 = 2,558

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

2 st. fr. str. with restaurant on 1st flr. and storage on
2nd. Restaurant has brick barbecue grill and oven & 14 booths.

SUMMATION APPROACH:

Rounded to

Land 2,558 s.f. @ \$5.08± \$ 13,000

Improvements

1st (incl. fix.) 2,530 s.f. @ \$5. \$12,650

2nd flr. 1,779 s.f. @ 1 1,779

14,429

27,429

\$27,400

MARKET COMPARISON:

Sales Most Comparable 684-22; 684-17

2,558 s.f. @ \$ 11.00

\$ 28,138

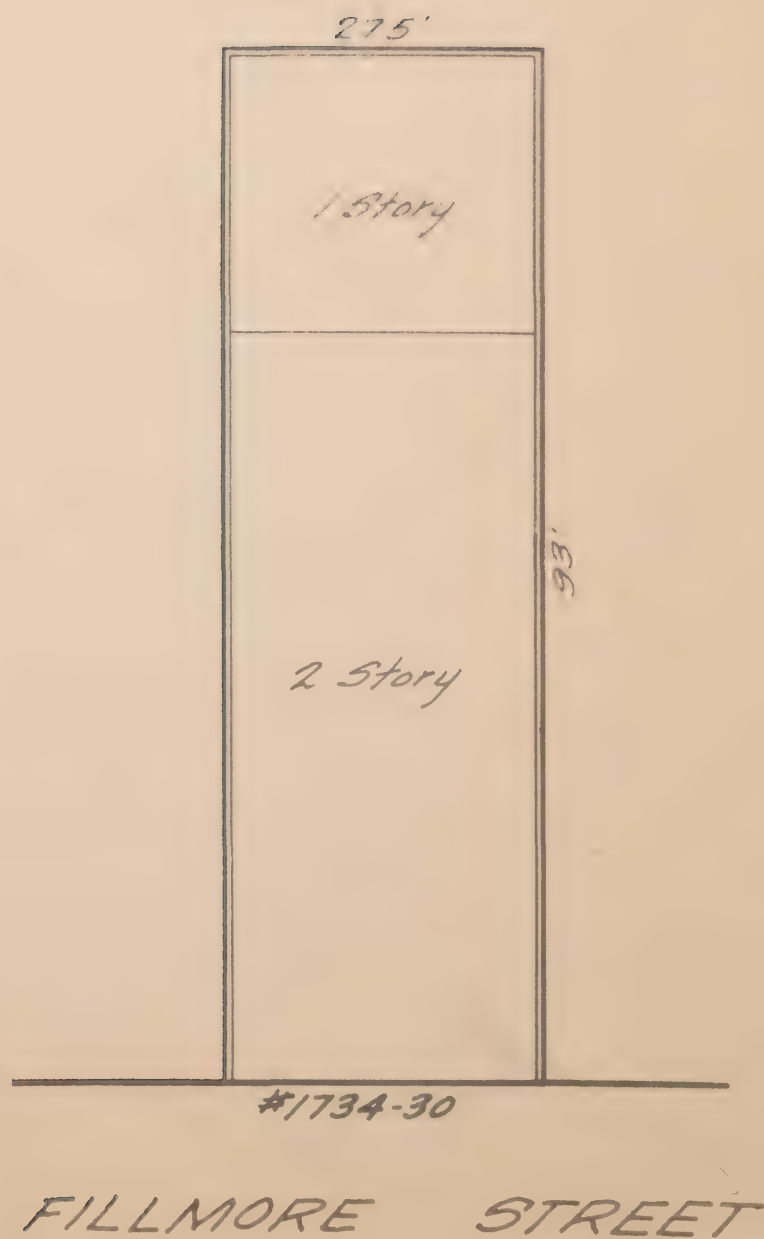
28,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	250		250
2nd	?		50
			<u>300</u> x 90
			27,000

LAND \$ 13,000
IMPROVEMENTS 14,500

MARKET VALUE OF PROPERTY \$ 27,500



APPRAISAL

10-13

OWNER: Bay Counties Title Guaranty Co.
PROPERTY ADDRESS: 1738-48 Fillmore Street

PARCEL NO. 684-24
DATE ACQ: 6-23-60

OWNER'S ADDRESS: 135 Hayes

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores & hotel

ASSESSED VALUE: Land \$ 17,900.00
Imps. 8,000.00
\$ 25,900.00

TAXES: \$ 2,152.30

LAND: DIMENSION 55 x 93 = 5,115 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

3 st. fr. str. with 2 stores on 1st flr. and 32 hotel rooms on 2nd and 3rd flr. Fixtures include 12 x 30 walk-in box and misc. shelving.

SUMMATION APPROACH:

Rounded to

Land	5,115 s.f. @ \$5.08±	\$ 26,000	
Improvements			
1st (incl. fix.)	5,115 s.f. @ \$5.00	\$25,575	
2nd & 3rd flrs.	8,170 s.f. @ 2.00	16,340	
		<u>41,915</u>	
		67,915	\$67,900

MARKET COMPARISON:

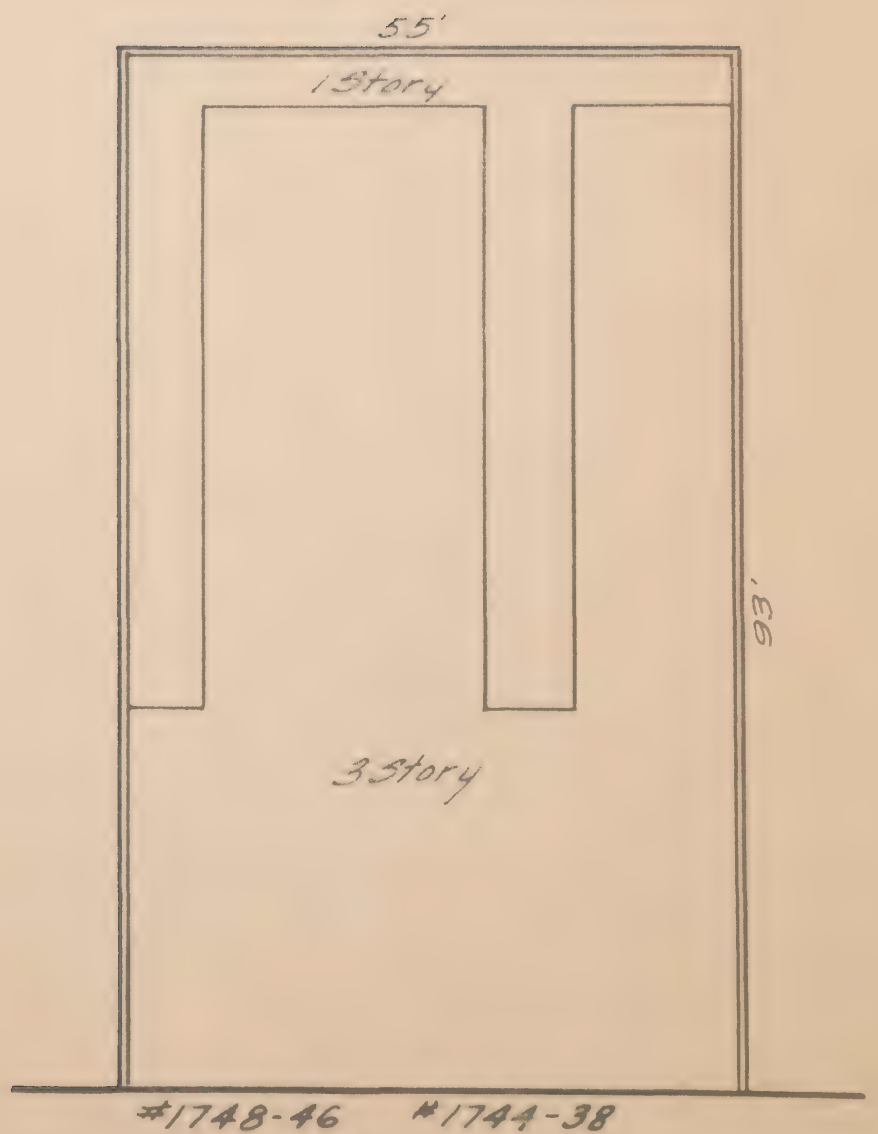
Sales Most Comparable	684-22		
5,115	s.f. @ \$ 13.00	\$ 66,495	66,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	175		175	
1-store	?		250	
Hotel	250		250	
			<u>675</u> x 102 =	
			68,850	68,900

LAND	\$ 26,000
IMPROVEMENTS	<u>42,000</u>

MARKET VALUE OF PROPERTY \$ 68,000



FILLMORE STREET





APPRAISAL

10-12

OWNER: Marie Louise Maleck
PROPERTY ADDRESS: 1750-54 Fillmore Street

PARCEL NO. 684-26
DATE ACQ: 7-28-54

OWNER'S ADDRESS: 323 Woolsey St.

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores & flats

ASSESSED VALUE: Land \$ 6,825.00
Impe. 2,550.00
\$ 9,375.00

TAXES: \$ 779.06

LAND: DIMENSION 30 x 65 = 1,950

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70 ±

3 st. fr. str., 2 stores on 1st flr. 1-7 rm. flat on 2nd and
1-6 rm. flat on 3rd.

SUMMATION APPROACH:

Rounded to

Land 1,950 s.f. @ \$5.12+ \$ 10,000

Improvements

1st 1,950 s.f. @ \$5.00 \$9,750

2nd & 3rd 3,380 s.f. @ \$2.00 6,760

16,510
26,510

\$26,500

MARKET COMPARISON:

Sales Most Comparable 684-22
1,950 s.f. @ \$ 14.00

\$

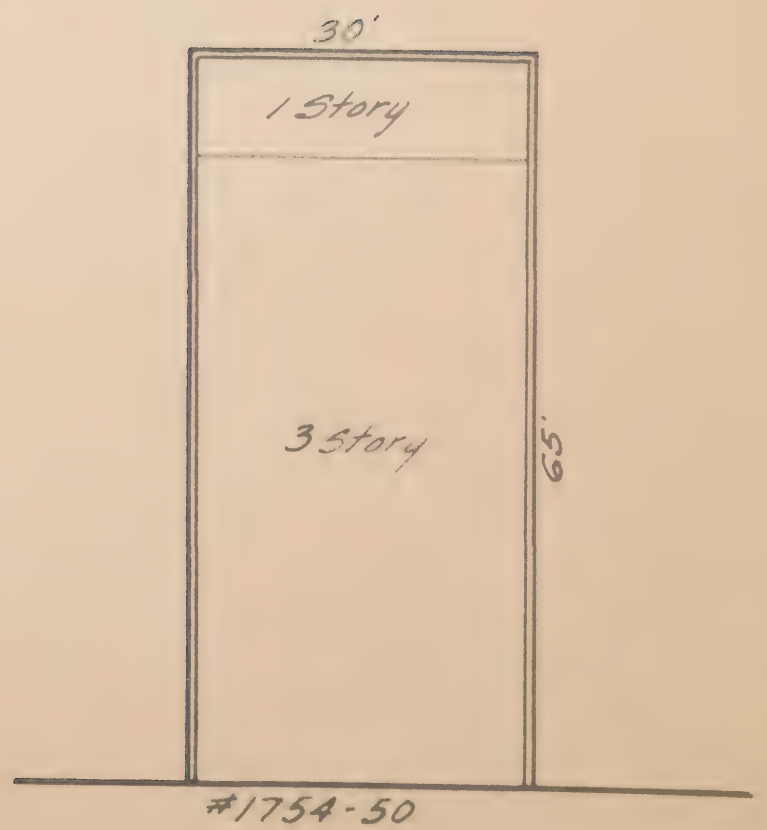
27,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-2 rm. st. (L) 150			150
1-3 rm. store (L) 125			125
1-7 rm. 80			80
1-6 rm. 70			70
			425 x 65 =
			27,625
			27,600

LAND \$ 10,000
IMPROVEMENTS 17,500

MARKET VALUE OF PROPERTY \$ 27,500



FILLMORE STREET



APPRAISAL

10-11

OWNER: Elizabeth Amadei
PROPERTY ADDRESS: 1756-58 Fillmore Street

PARCEL NO. 684-27
DATE ACQ: 8-11-54

OWNER'S ADDRESS: 861 Edgewood Rd., Redwood City

IRS:
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores & apts.

ASSESSED VALUE: Land \$ 9,975.00
Impe. 2,600.00
\$ 12,575.00

TAXES: \$ 1,044.98

LAND: DIMENSION 25 x 65 = 1,625

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

2 st. fr. str., 1st flr. is liquor store and shoe shine parlor,
2nd flr. has 3-2 rm. apts.

SUMMATION APPROACH:

Rounded to

Land 1,625 s.f. @ \$5.85± \$9,500

Improvements

Stores 1,625 s.f. @ \$5.50 \$8,937

2nd flr. 1,625 s.f. @ 4.00 6,500

15,437
24,937

\$24,900

MARKET COMPARISON:

Sales Most Comparable 654-3; 684-22

1,625 s.f. @ \$ 15.00

\$ 24,375

24,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Liquor Store	400		200	
Shine Parlor	60		50	
3-2 rm.	50 ea.		150	
			400 x 65	26,000

LAND \$ 9,500
IMPROVEMENTS 15,500

MARKET VALUE OF PROPERTY \$ 25,000

SUTTER STREET

#1985

25'

2 story

65'

#1758-56

FILLMORE STREET



APPRAISAL

10-10

OWNER: Erwin Fulda et ux
PROPERTY ADDRESS: 1979-81 Sutter Street

PARCEL NO. 684-28
DATE ACQ: 11-20-46

OWNER'S ADDRESS: 105 Pinehurst Way. S.S.F.

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Store & apts.

ASSESSED VALUE: Land \$ 1,580.00
Imps. 1,750.00
\$ 3,330.00

TAXES: \$ 276.72

LAND: DIMENSION 28 x 55 = 1,540

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 50 ±

3 st. fr. str. with cafe and bar on 1st flr. 9 rms. on 2nd and 3rd flr. rented as a single unit.

SUMMATION APPROACH:

Rounded to

Land	1,540 s.f. @ \$5.19±	\$ 8,000	
Improvements			
1st (incl. fix.)	1,540 s.f. @ \$6.	\$9,240	
2nd & 3rd	1,838 s.f. @ \$2.00	<u>3,676</u>	
		12,916	
		<u>20,916</u>	\$20,900

MARKET COMPARISON:

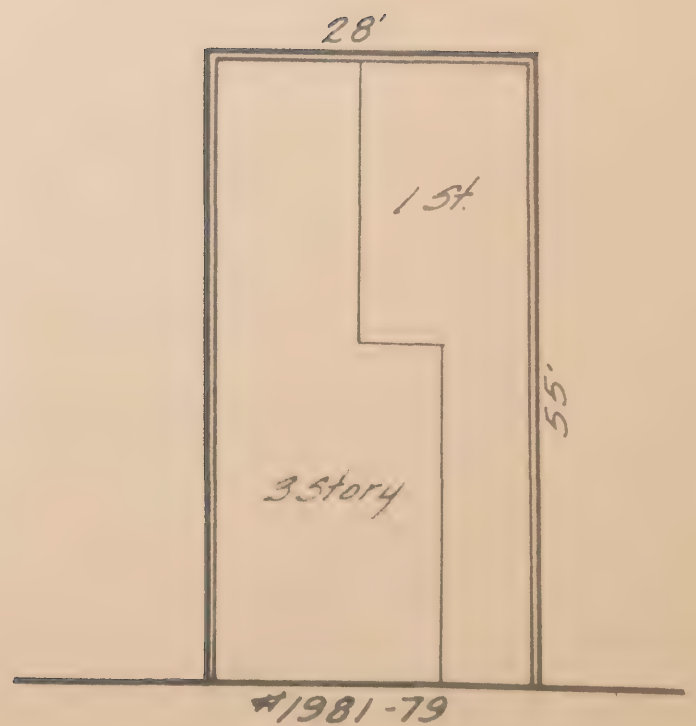
Sales Most Comparable	654-3; 684-22		
	1,540 s.f. @ \$ 13.00	\$ 20,020	20,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Stores	150		150	
9-rms.	85		85	
			<u>235</u> x 90 =	
			21,150	21,200

LAND	\$ 8,000
IMPROVEMENTS	<u>12,000</u>

MARKET VALUE OF PROPERTY \$ 20,000



SUTTER STREET



APPRAISAL

HOLMES 1962

10-9

OWNER: Wayne Bell
PROPERTY ADDRESS: 1971 Sutter Street

PARCEL NO. 684-29
DATE ACQ: 12-7-60

OWNER'S ADDRESS: 44 Potomic

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 2,190.00
Impe. 2,050.00
\$ 4,240.00

TAXES: \$ 352.34

LAND: DIMENSION 26 x 137.5 = 3,575 s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70 ±

3 st. fr. str. with store on 1st flr. and 1-5 rm. flat ea.
2nd and 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	3,575 s.f. @ \$4.62+	\$ 16,500 ✓	
Improvements	3,515 s.f. @ 2.30	8,085 ✓	
		<u>24,585</u>	\$24,600

MARKET COMPARISON:

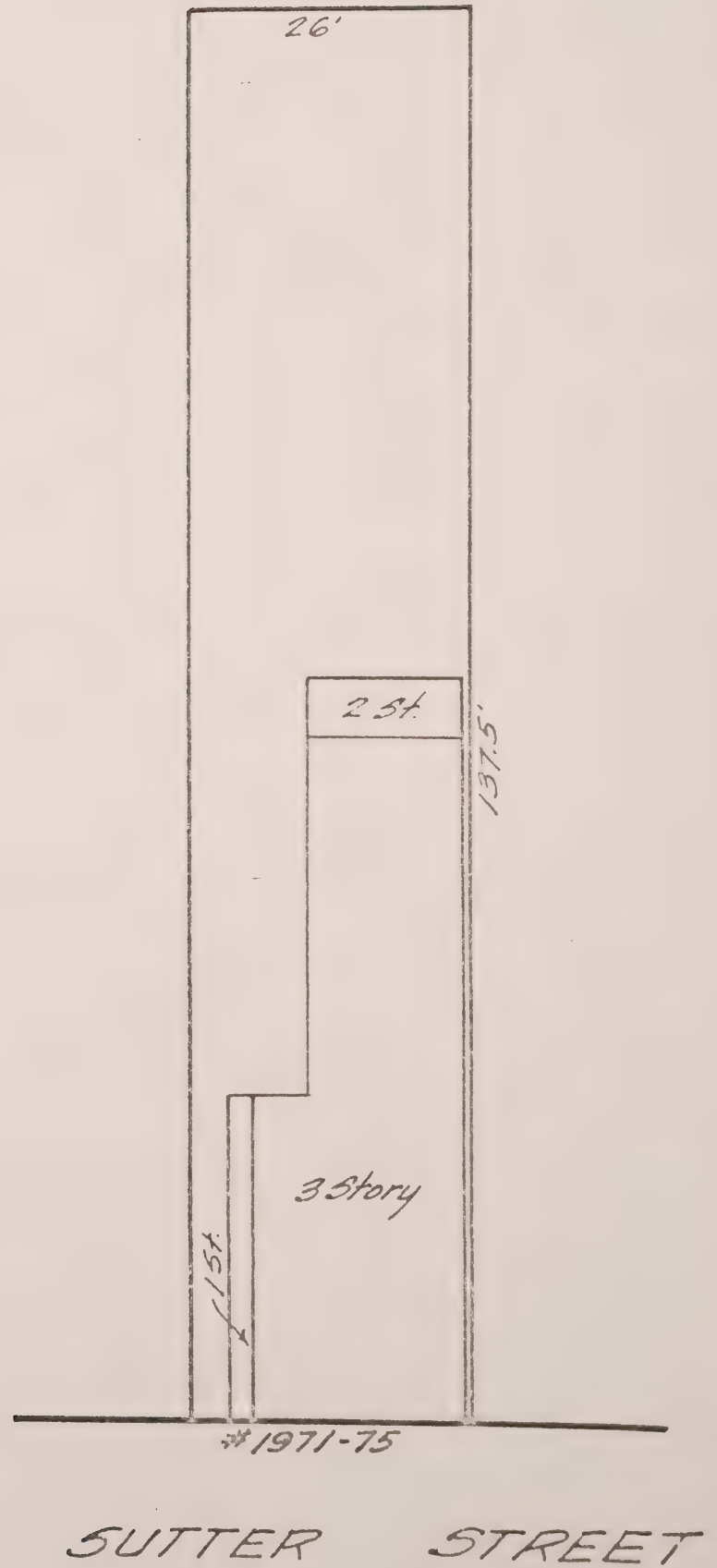
Sales Most Comparable	662-20; 678-8		
3,575	s.f. @ \$ 1.00	\$ 25,025 ✓	25,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Owner		100	
2-5	Vacant		150	
			<u>250</u> x 96	24,000 ✓

LAND	\$ 16,500
IMPROVEMENTS	<u>7,500</u>

MARKET VALUE OF PROPERTY \$ 24,000





APPRAISAL

10-8

OWNER: Title Ins. & Trust Co., a corp.
 PROPERTY ADDRESS: 1967-69 Sutter (30)
 1961-65 Sutter (31)
 OWNER'S ADDRESS: 240 Van Ness

PARCEL NO. 684-30, -31
 DATE ACQ: 7-28-54

ZONING: C-2
 PRESENT USE: Stores & flats
 IRS: NS
 CONSID: Same
 BEST USE: Same

ASSESSED VALUE: Land \$ 4,380.00
 Impe. 4,500.00
 \$ 8,880.00

TAXES: \$ 737.92

LAND: DIMENSION 26 x 137.5 (30) = 7,150 s.f.
 26 x 137.5 (31)

IMPROVEMENTS: Condition Poor Effective Age 70 ±

(30) 3 st. fr. str., 2 stores on 1st flr., 1-7 rm. flat ea.
 on 2nd and 3rd flrs.

(31) 3 st. fr. str., store on 1st flr. and 1-7 rm. flat ea.
 on 2nd and 3rd flr. Sheds at rear of bldg. are no value.

SUMMATION APPROACH:

Rounded to

Land 7,150 s.f. @ \$4.62± \$ 33,000

Improvements

(30) 5,048 s.f. @ \$2.30 \$11,610
 (31) 4,860 s.f. @ 2.30 11,178

22,788
 55,788

\$55,800

MARKET COMPARISON:

Sales Most Comparable 684-22; 662-20; 678-8
 7,150 s.f. @ \$ 8.00

\$ 57,200

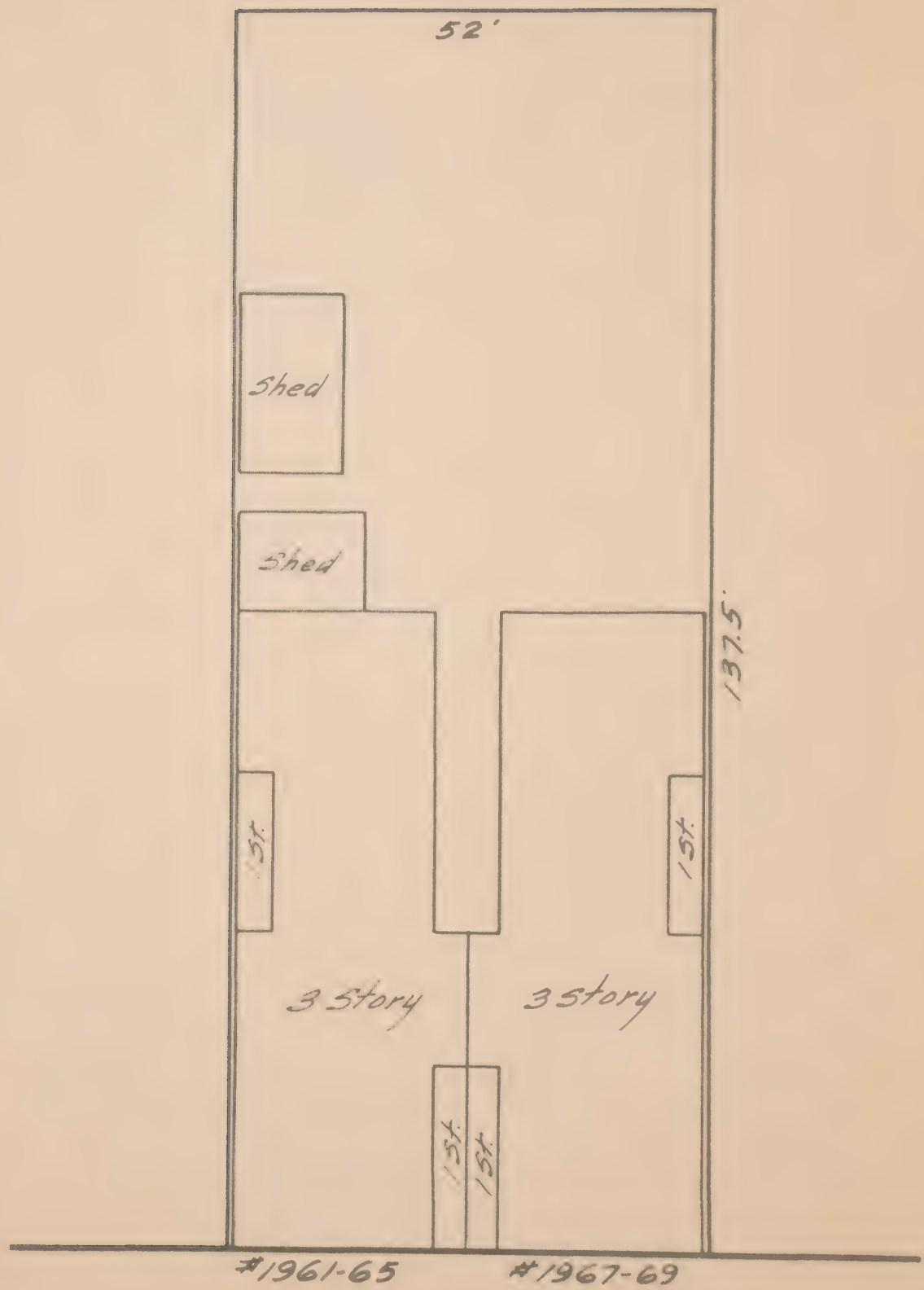
57,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-stores	175		175	
7-7 rm.	80 ea.		160	
1-store	Vacant		150	
2-7 rm.	80 ea.		160	
			645 x 90 =	
			58,050	58,100

LAND \$ 33,000
 IMPROVEMENTS 22,000

MARKET VALUE OF PROPERTY \$ 55,000





APPRAISAL

10-7

OWNER: Eugene Joseph Birsinger et ux
PROPERTY ADDRESS: 1955-59 Sutter St.

PARCEL NO. 684-32
DATE ACQ: 6-30-48

OWNER'S ADDRESS: 1957 Sutter St.

IRS: \$16.50
CONSID: N.S.
BEST USE: Same

ZONING: C-2

PRESENT USE: Laundry

ASSESSED VALUE: Land \$ 2,190.00
Imps. 2,250.00
\$ 4,440.00

TAXES: \$ 368.96

LAND: DIMENSION 26 x 137.5 = 3,575

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 60 ±

A 2 st. fr. bldg. with a steam laundry on 1st flr. and 2 apts. on 2nd flr. The main flr. has been fairly well maintained but the upper flr. is in poor condition.

SUMMATION APPROACH:

Rounded to

Land	3,575 s.f. @ \$4.62+	\$ 16,500	
Improvements	6,226 s.f. @ 2.00	12,452	
		<u>28,952</u>	\$29,000

MARKET COMPARISON:

Sales Most Comparable	684-22; 678-8		
	3,575 s.f. @ \$ 8.00	\$	28,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Laundry	Owner		250	
1-4 rm.	Owner		60	
1-6 rm.	Vacant		75	
			<u>385</u> x 80	30,800

The following machine inventory is included for information purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$57,475.00.

LAND	\$ 16,500
IMPROVEMENTS	<u>13,500</u>

MARKET VALUE OF PROPERTY \$ 30,000

PARCEL NO: 684-32

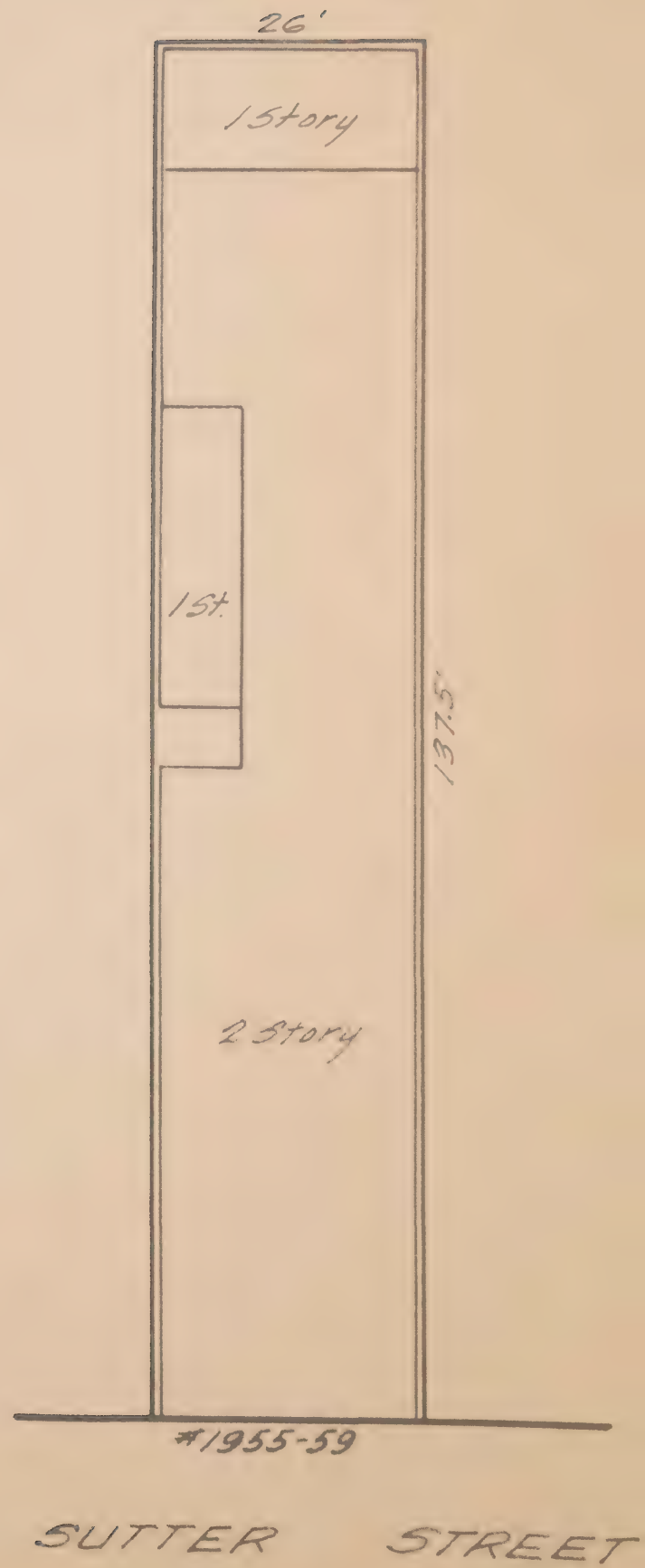
EQUIPMENT

1955 Sutter St. - Birsinger French Laundry

Item of laundry equipment:

Washers, ironers, dry house, extractors, starch equipment,
tanks, boiler, compressor, presses, shirt units, sleeve
units, folders, tyers, power wiring, air, steam and water
lines

\$57,475.00





APPRAISAL

10-6

OWNER: Artillia Benton
 PROPERTY ADDRESS: 1951-53 Sutter Street
 OWNER'S ADDRESS: 1953 Sutter Street

PARCEL NO. 684-33
 DATE ACQ: 3-31-54 & 4-22-57
 IRS: \$2.20 & 8.80
 CONSID: NS
 BEST USE: Same

ZONING: C-2

PRESENT USE: Stores, apts. and rooms

ASSESSED VALUE: Land \$ 2,190.00
 Imps. 5,000.00
 \$ 7,190.00

TAXES: \$ 597.48

LAND: DIMENSION 26 x 137.5 = 3,575

s. f.

IMPROVEMENTS: Condition Very good

Effective Age 55 ±

2 st. fr. str., 2 stores and 4 rm. apt. on 1st flr., 1-4 rm. apt. and 9 sleeping rooms on 2nd.

SUMMATION APPROACH:

Rounded to

Land	3,575 s.f. @\$4.62+	\$ 16,500	
Improvements	5,748 s.f. @ 2.00	11,496	
		<u>27,996</u>	\$28,000

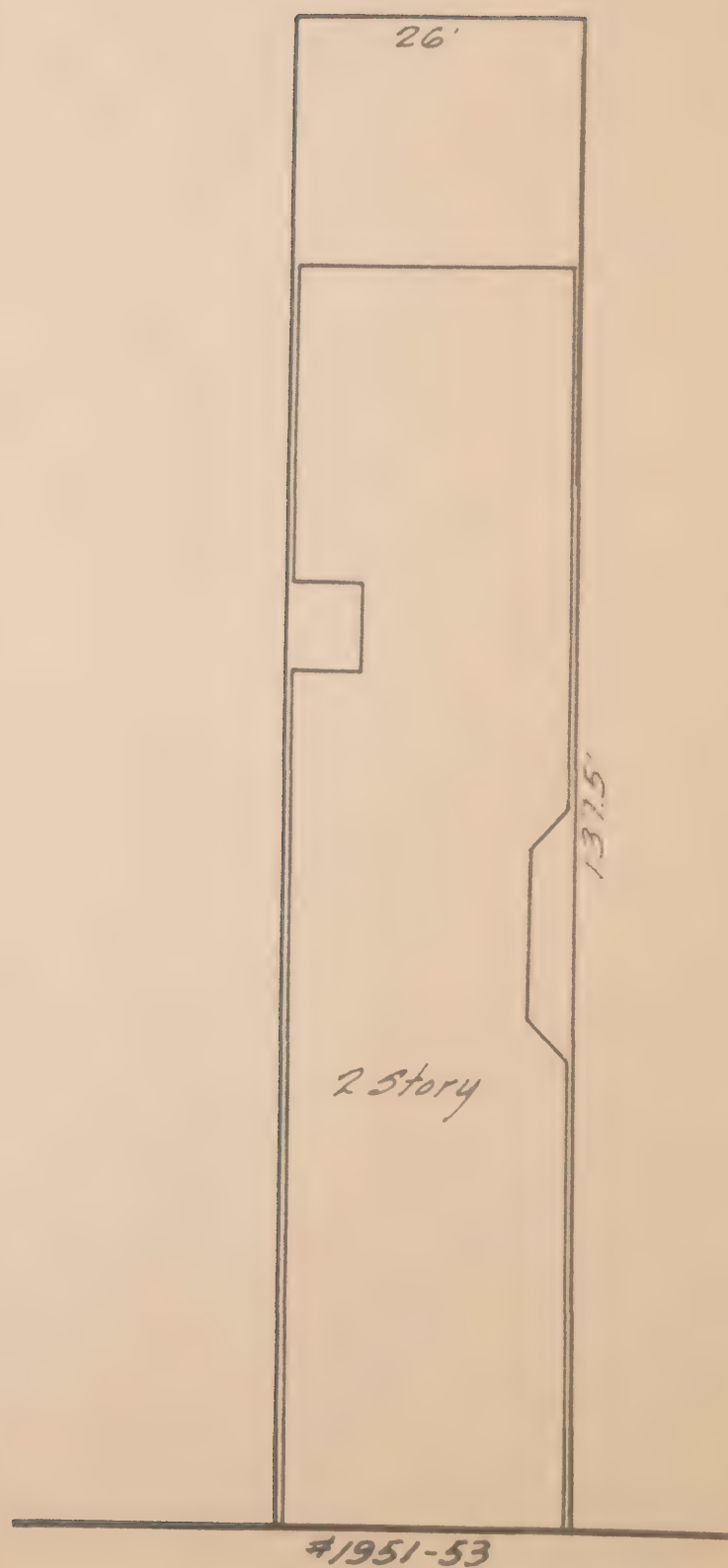
MARKET COMPARISON:

Sales Most Comparable	684-22; 678-8		
3,575 s.f. @ \$	7.80	\$ 27,885	27,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Beauty shop	150		150	
Real Estate Owner			60	
1-4 rm.	60		60	
1-4 rm.)			175	
9-rms.)	225		<u>445</u>	
			x 65 =	
			28,925	28,900

LAND	\$ 16,500
IMPROVEMENTS	<u>11,500</u>
MARKET VALUE OF PROPERTY	\$ 28,000



SUTTER STREET



APPRAISAL

OWNER: Wilkins Estates Inc.
PROPERTY ADDRESS: 1945 Sutter Street

PARCEL NO. 684-34
DATE ACQ: 11-5-54

OWNER'S ADDRESS: 1908 Divisadero Street

IRS: \$5.50
CONSID: NS
BEST USE: Com.

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,190.00
Imps. 6,500.00
\$ 8,690.00

TAXES: \$ 722.14

LAND: DIMENSION 26 x 137.5 = 3,575

IMPROVEMENTS: Condition Good

Effective Age 60

3 st. fr. str. with brick veneer and stucco front and full
bsmt. garage. 1, 2nd and 3rd flrs. contain 6 apts.

SUMMATION APPROACH:

Rounded to

Land	3,575 s.f. @ \$4.62+	\$ 16,500	
Improvements	6,968 s.f. @ 3.00	20,904	
		<u>37,404</u>	\$37,400

MARKET COMPARISON:

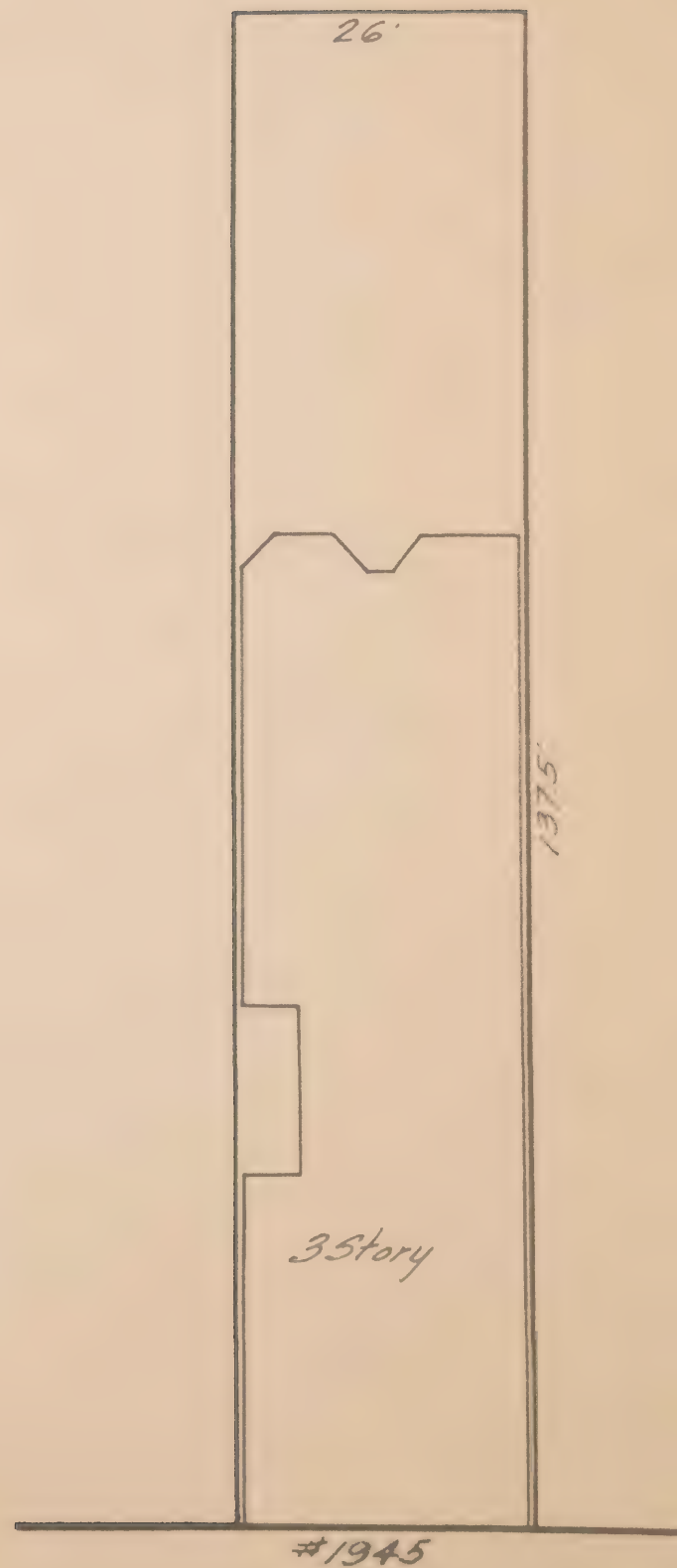
Sales Most Comparable	676-19; 676-1		
	3,575 s.f. @ \$ 10.50	\$ 37,538	37,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-2 rm.	67.50		67.50	
1-3 rm.	72.50-		72.50	
1-3 rm.	75.50		75.50	
3-4 rm.	85.00 ea.		255.00	
			<u>470.50</u>	
			x 78 =	
			36,699	37,000

LAND	\$ 16,500
IMPROVEMENTS	<u>20,500</u>

MARKET VALUE OF PROPERTY \$ 37,000



SUTTER STREET



APPRAISAL

10-4
684-34A

OWNER: Lena B. Murrell et al
PROPERTY ADDRESS: 1939 Sutter Street

PARCEL NO.
DATE ACQ:

OWNER'S ADDRESS: 1933 Sutter Street

IRS:
CONSID: NS
BEST USE: Apts. or store

ZONING: C-2

PRESENT USE: Small store

ASSESSED VALUE: Land \$ 2,190.00
Impe. 1,000.00
\$ 3,190.00

TAXES: \$ 265.08

LAND: DIMENSION 26 x 137.5 = 3,575

s. f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

1 st. fr. str. used as a cafe.

SUMMATION APPROACH:

Rounded to

Land	3,575 s. f. @ \$4.62±	\$ 16,500	
Improvements	1,313 s. f. @ 3.00	3,939	
		<u>20,439</u>	\$20,400

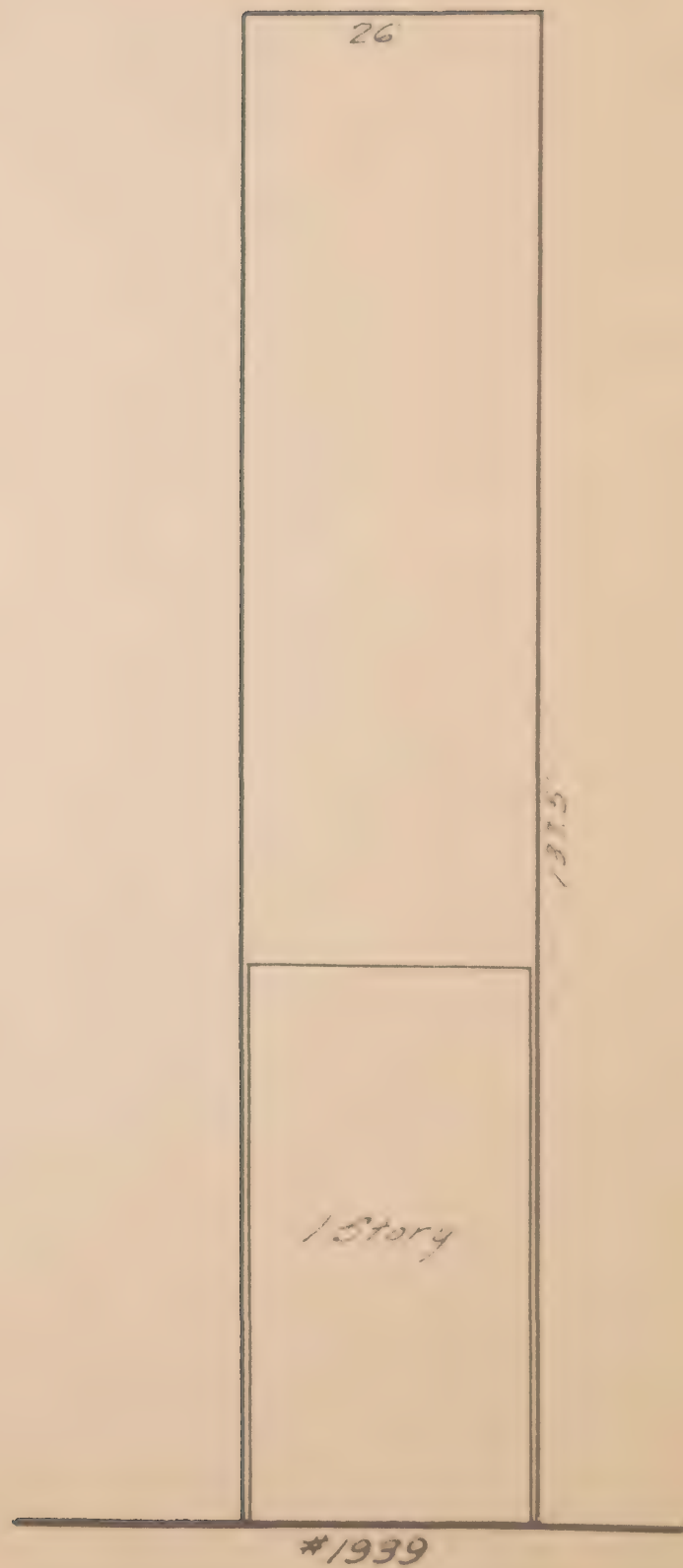
MARKET COMPARISON:

Sales Most Comparable	663-25; 674-7; 674-8		
3,575 s. f. @ \$ 5.50	\$ 19,663	19,700	

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	175		175 x 120	21,000

LAND	\$ 16,500
IMPROVEMENTS	<u>3,500</u>
MARKET VALUE OF PROPERTY	\$ 20,000



SUTTER STREET



APPRAISAL

10-3

OWNER: Lena B. Murrell
PROPERTY ADDRESS: 1931-33 Sutter Street

PARCEL NO. 684-35
DATE ACQ: 6-4-42

OWNER'S ADDRESS: 1933 Sutter Street

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,850.00
Imps. 3,650.00
\$ 5,500.00

TAXES: \$ 457.06

LAND: DIMENSION 21.98 x 137.5 = 3,022 s. f.

IMPROVEMENTS: Condition Good to excellent Effective Age 60 ±

3 st. fr. str. Bar on 1st flr., 9-rms. on 2nd and 3rd flr.
15 stool bar with back bar. Storage shed at rear.

SUMMATION APPROACH:

Rounded to

Land	3,022 s.f. @ \$4.63±	\$ 14,000	
Improvements			
1st flr. (incl. bar fix.)	1,823 s.f. @ \$5	9,115	
2nd & 3rd flr.	2,777s.f. @ \$2.50	6,943	
Shed - no value		0	
		<u>30,058</u>	\$30,100

MARKET COMPARISON:

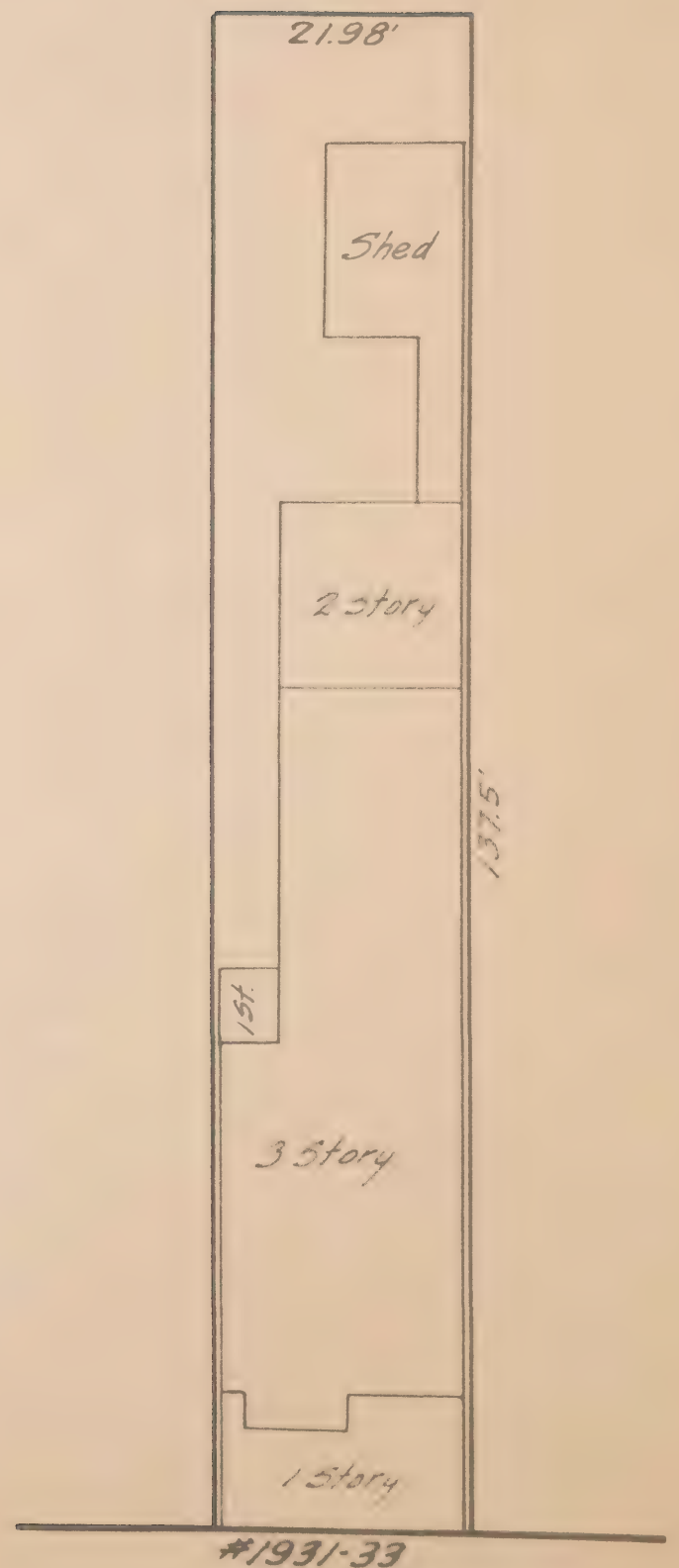
Sales Most Comparable	666-12; 684-22		
	3,022 s.f. @ \$ 10.00	\$ 30,220	30,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bar	200		200	
1-9 rms.	Owner		120	
			<u>320</u> x 96 =	
			30,720	30,700

LAND	\$ 14,000
IMPROVEMENTS	16,000

MARKET VALUE OF PROPERTY \$ 30,000





APPRAISAL

10-2

OWNER: Actie De Zarm et ux
PROPERTY ADDRESS: 1927-29 Sutter Street

PARCEL NO. 684-36
DATE ACQ: 12-20-46

OWNER'S ADDRESS: Unknown

IRS: \$14.60
CONSID: NS
BEST USE: Com.

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,900.00
Imps. 2,800.00
\$ 4,700.00

TAXES: \$ 390.58

LAND: DIMENSION 22.54 x 137.5 = 3,099 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

2 st. fr. str. having 2-2 rm. apts. on 1st flr. and 1-2 and 1-3 rm. on 2nd.

SUMMATION APPROACH:

Rounded to

Land	3,099 s.f. @ \$4.59±	\$ 14,200	
Improvements	3,664 s.f. @ 2.00	7,328	
		<u>21,528</u>	\$21,500

MARKET COMPARISON:

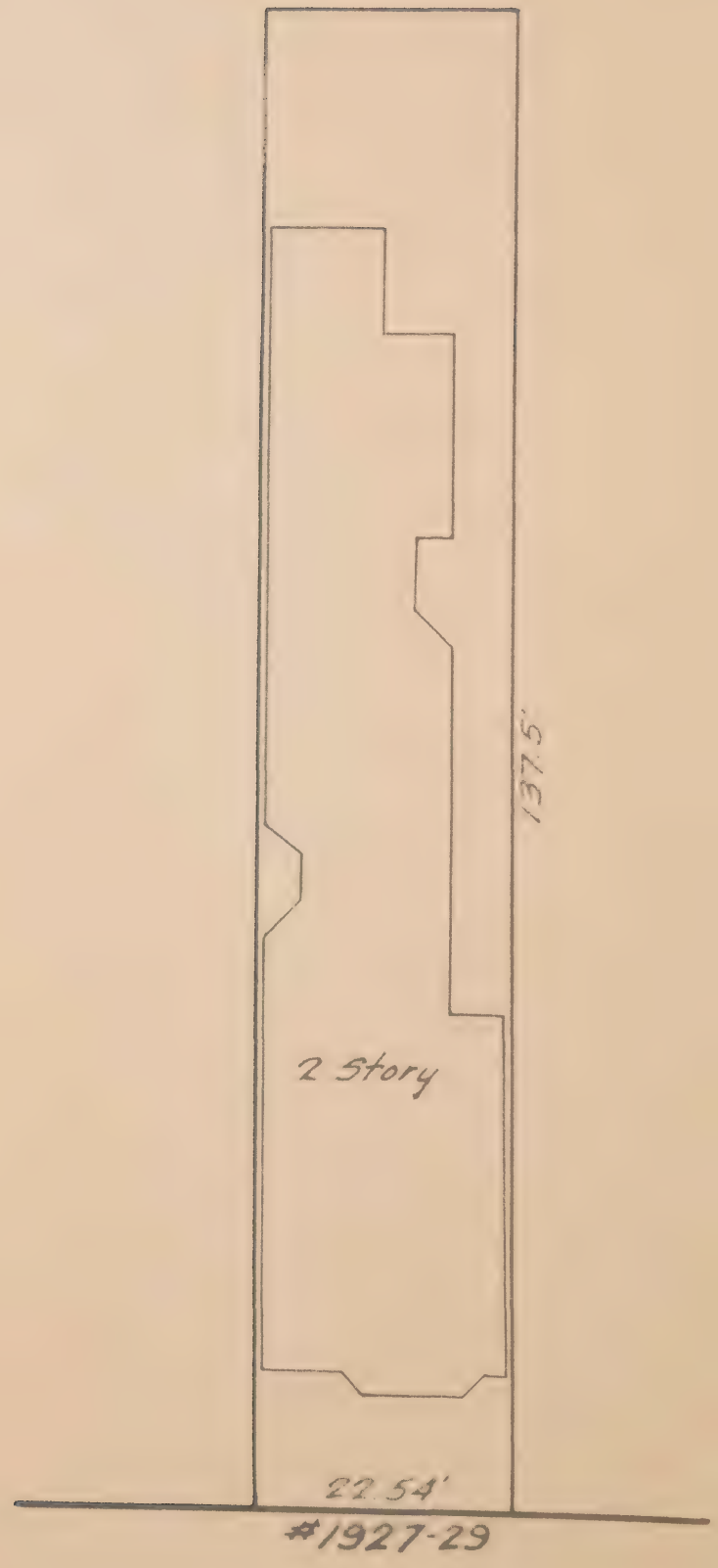
Sales Most Comparable	659-10; 660-11		
3,099	s.f. @ \$ 7.00	\$ 21,693	21,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-2 rm.	45 ea.		90	
1-2 rm.	50		50	
1-3 rm.	60		60	
			<u>200</u> x 102	20,400

LAND	\$ 14,200
IMPROVEMENTS	<u>6,800</u>

MARKET VALUE OF PROPERTY \$ 21,000



SUTTER STREET



688
V. 3

673
V. 1

GOUGH

689
V. 3

673
V. 1

POST

FRANKLIN

670
V. 3

671
V. 1

VAN NESS

CLARY

